

**AGENDA  
MONTGOMERY TOWNSHIP  
BOARD OF SUPERVISORS  
DECEMBER 17, 2018**

**[www.montgomerytwp.org](http://www.montgomerytwp.org)**

Tanya C. Bamford  
Candyce Fluehr Chimera  
Michael J. Fox  
Jeffrey W. McDonnell  
Matthew W. Quigg

Lawrence J. Gregan  
Township Manager

**ACTION MEETING – 8:00 PM**

1. Call to Order by Chairman
2. Pledge of Allegiance
3. Public Comment
4. Announcement of Executive Session
5. Consider Approval of Minutes of November 26, 2018 Meeting
6. Welcome New Public Works Employee
7. Consider Approval of Change Order #1 to 2018 Curb and Sidewalk Project
8. Consider Approval of Montgomery Township Sewer Authority 2019 Budget
9. Consider Approval of Montgomery Township Municipal Sewer Authority 2018 Tapping Fee Agreements
10. Consider Adoption of Final 2019 Township Budget
11. Consider Definition and Commitment of Fund Balances in Accordance with GASB Statement No. 54
12. Consideration of Authorization to Advertise Re-Organization Meeting of January 7, 2019 at 7:00 p.m.
13. Consider Authorization to Execute Cost Sharing Agreement – North Line Street Culvert Replacement Project
14. Consider Authorization to Engage Legal Counsel – Hudson Palmer Homes, Inc. – David Cutler Bankruptcy Matter
15. Consider Escrow Releases
  - a. Release No. 2 - LDS 694 - Phase 1 Higher Rock Partners
  - b. Release No. 1 - LDS 694 - Phase 2 Higher Rock Partners
  - c. Release No. 3 - LDS 693 - Joseph Ambler Inn
  - d. Release No. 5 – LDS 610A - WB Commons Penn Crest
16. Consider Payment of Bills
17. Other Business
18. Adjournment

**Future Public Hearings/Meetings:**

01-07-2019 @ 7:00pm – Board of Supervisors Reorganization Meeting

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Public Comment

MEETING DATE: December 17, 2018 ITEM NUMBER: **#3**

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Lawrence J. Gregan  
Township Manager *Harry* BOARD LIAISON: Candyce Fluehr Chimera,  
Chairman of the Board of Supervisors

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BACKGROUND:

The Chairman needs to remind all individual(s) making a comment that they need to identify themselves by name and address for public record.

The Chairman needs to remind the public about the policy of recording devices. The individual(s) needs to request permission to record the meeting from the Chairman and needs to identify themselves, by name and address for public record.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT:       Announcement of Executive Session

MEETING DATE:       December 17, 2018       ITEM NUMBER: ~~#4~~

MEETING/AGENDA: WORK SESSION       ACTION   XX       NONE

REASON FOR CONSIDERATION: Operational: XX   Information:       Discussion:       Policy:

INITIATED BY: Lawrence J. Grogan       BOARD LIAISON: Candyce Fluehr Chimera,  
Township Manager       Chairman of the Board of Supervisors

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BACKGROUND:

Frank Bartle will announce that the Board of Supervisors met in Executive Session and will summarize the matters discussed.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Approval of Minutes for November 26, 2018

MEETING DATE: December 17, 2018

ITEM NUMBER: *#5*

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Lawrence J. Gregan  
Township Manager

BOARD LIAISON: Candyce Fluehr Chimera,  
Chairman of the Board of Supervisors

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BACKGROUND:

Please contact Stacy Crandell on Monday, December 17, 2018 before noon with any changes to the minutes.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

**DRAFT**

**MINUTES OF MEETING  
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
November 26, 2018**

At 6:30 p.m. Chairman Candyce Fluehr Chimera called to order the executive session. In attendance were Vice-Chairman Michael J. Fox, Supervisors Tanya C. Bamford, Jeffrey W. McDonnell and Matthew W. Quigg. Also in attendance were Township Manager Lawrence J. Grogan and Township Solicitor Frank Bartle, Esquire.

Chairman Candyce Fluehr Chimera called the action meeting to order at 8:10 p.m. In attendance were Vice-Chairman Michael J. Fox, Supervisors Tanya C. Bamford, Jeffrey W. McDonnell and Matthew W. Quigg. Also in attendance were Township Manager Lawrence J. Grogan, Township Solicitor Frank Bartle, Esquire, Police Chief J. Scott Bendig, Finance Director Ami Tarburton, Assistant to the Township Manager Stacy Crandell, Director of Public Works Kevin Costello, Director of Community and Recreation Center Floyd Shaffer, Director of Planning and Zoning Bruce Shoupe, and Director of Information Technology Richard Grier.

Following the Pledge of Allegiance, Chairman Candyce Fluehr Chimera called for public comment from the audience.

Gary Gelbart, 103 Preserve Lane, addressed the Board regarding the status of the Cutler Development improvements, specifically the streetlights and the crosswalks to Friendship Park. Vice-Chairman Michael J. Fox along with Township Manager Lawrence J. Grogan explained that the Township has pulled all of the letters of credit and is also calling the bonds for the project. They explained that the bonds are a more complicated process but the Solicitor is working on it. They assured Mr. Gelbart that they are working on getting these improvements completed. Unfortunately the Township will most likely have to bid out the projects which can slow down the process, but the Township is committed to addressing the outstanding safety issues.

Solicitor Frank Bartle, Esquire announced that the Board had met in an executive session at 6:30 p.m. this evening to discuss matters of personnel in regards to 2019 Budget

Considerations, the Cutler Development, which is a matter of potential litigation and actual litigation due to the bonds, Zoning Hearing Board Matters including the Opinion and Order of 243 Twining Road, Bharatiya Temple Zoning Appeal Settlement which is in Court of Common Pleas, Miller Ale House Zoning Hearing Board Application, and the Zoning Hearing Board Case of Service Tire Truck Center, Inc., located at 440 Stump Road. Mr. Bartle stated that these matters are legitimate subjects of executive session pursuant to Pennsylvania's Sunshine Law.

Chairman Candyce Fluehr Chimera made a motion to approve the minutes of the November 12, 2018 Board of Supervisors meeting, and Supervisor Tanya C. Bamford seconded the motion. The minutes of the meeting were unanimously approved.

Director of Public Works Kevin Costello reported that on September 24, 2018, the Board of Supervisors authorized the sale of the Township's 1987 International Dump Truck 35,000 lb. GVW with an eleven foot plow, salt spreader, and a pre-wet system and a Portable Truck Lift with a lifting capacity of 60,000 equipped with a 3 Phase Roto Converter through the online auction company Municibid. Auctioned items are subject to a 10% consignment fee which is paid by the purchaser and there is no charge to the Township as the seller. The bidding closed on November 15, 2018 at 3:30pm. The high bid for the 1987 Truck was Thomas Drnevich of Irwin, PA in the amount of the \$6,000 and the high bid for the Portable Truck Lift was Lael Duey of Tyrone, PA, in the amount of \$10,100. All sales are net of commissions.

Resolution #1 made by Supervisor Tanya C. Bamford, seconded by Chairman Candyce Fluehr Chimera, and adopted unanimously, authorized the sale of the 1987 International Dump Truck equipped with an eleven foot plow, salt spreader and pre-wet system to Thomas Drnevich of Irwin PA, 15642 in the amount of \$6,000.00 and the sale of the Portable Truck lift with a 3 Phase Roto Converter to Lael Duey of Tyrone PA, 16686 in the amount of \$10,100.00 in accordance with the terms and agreement through the online auction company Municibid.

Director of Community and Recreation Center, Floyd Shaffer presented the proposed programs for Winter 2019 at the Montgomery Township Community and Recreation Center.

The schedule is valid from January 1, 2019 through March 31, 2019 and will be advertised through all of the Township various communication channels. Resolution #2 made by Vice-Chairman Michael J. Fox, seconded by Supervisor Matthew W. Quigg and adopted unanimously, approved the 2019 Winter Programs and Fee Schedule amendment as submitted.

Director of Community and Recreation Center, Floyd Shaffer reported that Autumn Festival was held on Saturday, October 6, 2018 from noon until 5:00pm. It has been the practice of the Board of Supervisors to assist in the financial underwriting of this occasion by transferring budgeted monies from the General Fund to the Autumn Festival Fund. The budgeted amount of this transfer is \$7,000 for 2018. Resolution #3 made by Vice-Chairman Michael J. Fox, seconded by Chairman Candyce Fluehr Chimera, and adopted unanimously, approved the transfer of \$7,000 from the General Fund to the Autumn Festival Fund.

Police Chief Scott Bendig stated in an effort to further strengthen community policing and trust among our law enforcement officers and the Montgomery Township Community, the police department is proposing the replacement of the department's current in-car video camera system in twelve patrol vehicles and the purchase of body-worn cameras for each officer in the department.

Chief Bendig stated the department's current in-car camera system is no longer supported by the manufacturer and has reached its end of life. The new in-car system will incorporate the same technology and features as the current system, and would be utilized for a multitude of incidents to include emergency responses, transporting of individuals, and other law enforcement activities. The total cost of both the in-car camera system and the body-worn cameras would be \$153,120.01. The cost will be offset by a reimbursement grant so the net estimated cost for all of the equipment to be incurred by the Township should be \$115,330.01. Supervisor Matthew W. Quigg applauded the police department for their transparency and moving forward with the body cameras.

Resolution #4 made by Supervisor Tanya C. Bamford, seconded by Supervisor Matthew W. Quigg and adopted unanimously, awards the contract for the purchase of in-car and body worn camera systems from WatchGuard, an authorized vendor under the Co-Stars Cooperative Purchase Program (Contract # 012-073), at a total cost of \$153,120.01 per their quotes dated November 15, 2018.

Finance Director Ami Tarburton asked for authorization for two adjustments to the Township's retirement plan:

- In order to manage administrative costs for the 457(b) Deferred Compensation Plan, an amendment has been prepared to initiate an automatic distribution from the plan for inactive employees who have an account balance under \$5,000. If the employee does not indicate the form of distribution (either rollover or direct), the Plan will automatically roll over the employee distribution to an Individual Retirement Account (IRA).
- In order to implement the automatic distribution amendment to the 457(b) plan, Benefits Consultants Group (BCG) has prepared an Automatic Rollover Services Agreement to establish a custodian, Millennium Trust Company, to open and maintain the IRA's for the automatic distributions as detailed in #1 above.

These recommendations have been reviewed by Steve Sokolic, Esq., Executive Vice President/General Counsel, BCG. Resolution #5 made by Chairman Candyce Fluehr Chimera, seconded by Supervisor Matthew W. Quigg and adopted unanimously, authorized execution of the amended 457(b) Deferred Compensation Plan and Adoption Agreement documents and authorize execution of the Automatic Rollover Services Agreement.

Finance Director Ami Tarburton reported on the Minimum Municipal Obligation calculated for the Police Pension Plan that establishes the minimum funding requirements for the Police Pension Plan for 2019 based upon January 1, 2018 Actuarial Valuation study of the plan. The MMO calculation has determined that for 2019, a combination of State Aid



(\$284,000), Township contributions (\$567,857) and Police Officer Contributions (Base, Longevity and Holiday pay at 5%) estimated at \$203,380, will be required to meet the funding obligations of the Plan and keep the pension fund actuarially sound. Resolution #6 made by Supervisor Tanya C. Bamford, seconded by Chairman Candyce Fluehr Chimera and adopted unanimously, requires Police Officer contributions to the Police Pension Plan in the amount of 5% of Base Salary, Longevity and Holiday pay for the year 2019 and direct that notice of the contribution be provided to the representatives of the Police Collective Bargaining Unit.

Director of Planning and Zoning Bruce Shoupe reported the bids for the Phase 4- Ash Tree Forestry Management Program were opened on November 14, 2018. The areas included in this bid were Windlestrae Park- William F. Maule & Rose Twig Sections, and Memorial Grove Open Space Area. The bids ranged in price from \$223,248 to \$248,976. Resolution #7 made by Chairman Candyce Fluehr Chimera, seconded by Vice-Chairman Michael J. Fox, and adopted unanimously, authorized the Township Manager to award the bid for the Ash Tree Forestry Management Program – Windlestrae Park William F. Maule & Rose Twig Sections and Memorial Grove Open Space Area to Knight Bros. Inc., as submitted, in the amount of \$223,248.

Director of Planning and Zoning Bruce Shoupe reported that the Township is ready to go out to bid for Phase 5 of the Ash Tree Forestry Management Program. Phase 5 includes ash trees in open space areas in the following developments, Montgomery Oaks, Montgomery Crossing, and the Orchards. Resolution #8 made by Chairman Candyce Fluehr Chimera, seconded by Supervisor Tanya C. Bamford, and adopted unanimously, authorized the Township Manager to obtain bids for the Ash Tree Forestry Management Program at the Montgomery Oaks, Montgomery Crossing, and Orchards Open Spaces Areas.

Director of Planning and Zoning Bruce Shoupe stated that the applications for the Tree City Recognition and the Growth Award sponsored by Arbor Day Foundation in cooperation with the USDA Forest Service and the National Association of State Foresters were ready to be

submitted. Mr. Shoupe stated that the Township has received the Tree City recognition for the last twenty-one years and has received the Growth Award for seventeen of those years. Mr. Shoupe commended Marianne McConnell from his staff for preparing the applications.

Resolution #9 made by Vice-Chairman Michael J. Fox, seconded by Chairman Candyce Fluehr Chimera, and adopted unanimously, approved the applications for Montgomery Township to receive the 2018 Tree City USA Recertification and 2018 Growth Award.

Director of Planning and Zoning Bruce Shoupe presented the construction escrow release requested by Higher Rock Partners, LP for Phase 1 as recommended by the Township Engineer. Resolution #10 made by Vice-Chairman Michael J. Fox, seconded by Supervisor Matthew W. Quigg, and adopted unanimously, authorized a construction escrow release in the amount of \$379,657.30, as recommended by the Township Engineer for the Higher Rock Partners, LP.

A motion to approve the payment of bills was made by Chairman Candyce Fluehr Chimera, seconded by Vice-Chairman Michael J. Fox and adopted unanimously, approving the payment of bills as submitted.

Chairman Candyce Fluehr Chimera made the request to consider a motion to authorize the Township Solicitor to enter his appearance on behalf of the Township before the Zoning Hearing Board and present the case of the Township in opposition to the application of Service Tire Truck Center, Inc. for property located at 440 Stump Road. Noting that there was no public comment, Resolution #11 made by Chairman Candyce Fluehr Chimera, seconded by Supervisor Matthew W. Quigg, and adopted unanimously, approved the motion as stated.

There being no further business to come before the Board, the meeting adjourned at 8:59 p.m.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**

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SUBJECT: Introduce New Public Works Department Employee

MEETING DATE: December 17, 2018

ITEM NUMBER: #6

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

REASON FOR CONSIDERATION: Operational: XX    Policy:    Discussion:    Information:

INITIATED BY: Kevin A. Costello  
Director of Public Works

BOARD LIAISON: Candyce Fluehr Chimera,  
Chairman

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BACKGROUND:

Tonight we would like to introduce and welcome new employee, Bryan Waryga, to Montgomery Township as a Laborer in the Public Works Department. He will be working under Scott Stutzman, Road Foreman, to assist with road maintenance and projects as well as other varied tasks. This position is filling a vacancy in the Department.

Bryan joined us on November 26, 2018 and brings a wide range of experience as a laborer and equipment operator, as well as knowledge of construction, snow removal and landscape maintenance.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

PREVIOUS BOARD ACTION:

ALTERNATIVES/OPTIONS:

BUDGET IMPACT:

Funding for the position has been allocated in the approved 2018 Budget.

RECOMMENDATION:

Welcome Bryan Waryga as a new employee of Montgomery Township.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby welcome new employee, Brian Waryga, to Montgomery Township effective November 26, 2018.

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ROLL CALL:

|                        |     |         |         |        |
|------------------------|-----|---------|---------|--------|
| Tanya C. Bamford       | Aye | Opposed | Abstain | Absent |
| Michael J. Fox         | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell   | Aye | Opposed | Abstain | Absent |
| Matthew W. Quigg       | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

**MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY**

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**SUBJECT:** Consider Approval of Change Order #1 Curb and Sidewalk Project

**MEETING DATE:** December 17, 2018

**ITEM NUMBER:** 7-47

**MEETING/AGENDA:** WORK SESSION

**ACTION XX**

**NONE**

**REASON FOR CONSIDERATION:** Operational: XX    Policy:    Discussion:    Information:

**INITIATED BY:** Kevin A. Costello  
Director of Public Works

**BOARD LIAISON:** Candyce Fluehr Chimera,  
Chairman

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**BACKGROUND:**

On February 26, 2018, the Board of Supervisors awarded the contract for the 2018 Curb and Sidewalk Project to Ettore Ventresca & Sons, Inc. During 2018, the contractor experienced significant delays due to wet weather conditions which hampered completion of the work within the original 150 Day contracted completion timetable. Township staff monitoring the project have advised that all work has been performed in a very satisfactory manner.

Attached is Change Order #1 to provide that the work under the contract shall be substantially completed, including the B-Bid quantities in accordance with Paragraph 14.04 of the General Condition of the contract no later than May 31, 2019 and completed and ready for final payment in accordance with Paragraph 14.07 of the General Conditions of the contract no later than June 28, 2019.

**ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:** None.

**PREVIOUS BOARD ACTION:** Award of the contract on February 26, 2018 and authorized the B-Bid quantities on November 12, 2018.

**ALTERNATIVES/OPTIONS:** None.

**BUDGET IMPACT:** None.

**RECOMMENDATION:** Authorize execution of Change Order #1 Curb and Sidewalk Project.

**MOTION/RESOLUTION:**

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize execution of Change Order #1 to the 2018 Curb and Sidewalk Contract with Ettore Ventresca & Sons, Inc., extending the substantial and final completion dates.

**MOTION:** \_\_\_\_\_ **SECOND:** \_\_\_\_\_

**ROLL CALL:**

|                        |     |         |         |        |
|------------------------|-----|---------|---------|--------|
| Tanya C. Bamford       | Aye | Opposed | Abstain | Absent |
| Michael J. Fox         | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell   | Aye | Opposed | Abstain | Absent |
| Matthew W. Quigg       | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |

**DISTRIBUTION:** Board of Supervisors, Frank R. Bartle, Esq.

**GILMORE & ASSOCIATES, INC.****&A Change Order #1****CLIENT:**

Montgomery Township

**PROJECT NAME:**

2018 Curb &amp; Sidewalk Project - Bid A

**PROJECT NUMBER:**

2017-08090

**CONTRACTOR:** Ettore Ventresca & Sons, Inc.

3146 Bristol Road

Warrington, PA 18976

Daniel Ventresca

**DATE:** December 3, 2018**Contract Summary:**

|  |           |                   |
|--|-----------|-------------------|
| Original Contract Sum                                    | \$        | 711,330.00        |
| Net Change by Previous Change Orders                     | \$        | -                 |
| Net Change by Change Order #1                            | \$        | -                 |
| <b>Adjusted Contract Amount Based on Change Order #1</b> | <b>\$</b> | <b>711,330.00</b> |

**Reason for Change:**

Amend Article 4.02.A of the executed Agreement, Document 00 52 00, relative to the contract times associated with the Work.

Article 4.02.A of the executed Agreement, Document 00 52 00 shall be revised to state the following:

*The Work shall be substantially completed, including the B-Bid quantities contained herewith in, in accordance with Paragraph 14.04 of the General Conditions no later than May 31, 2019, and completed and ready for final payment in accordance with Paragraph 14.07 of the General Conditions no later than June 28, 2019.*

| #                                      | DESCRIPTION | SCHEDULE OF VALUES  |               |  | TOTAL<br>AMOUNT<br>PAYABLE |
|--|-------------|---------------------|---------------|--|----------------------------|
|  |             | QUANTITY<br>& UNITS | UNIT<br>PRICE |  |                            |
|  |             |                     |               |  | \$ -                       |
|  |             |                     |               |  | \$ -                       |
|  |             |                     |               |  | \$ -                       |
|  |             |                     |               |  | \$ -                       |
| <b>Total Amount of Change Order #1</b> |             |                     |               |  | <b>\$ -</b>                |

**Recommended:**By: 

Engineer

Date: 12/6/18**Approved:**

By: \_\_\_\_\_

Owner

Date: \_\_\_\_\_

**Accepted:**By: 

Daniel Ventresca, President

Date: 12/6/18

Contractor

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Approval of Montgomery Township Sewer Authority 2019 Budget

MEETING DATE: December 17, 2018

ITEM NUMBER: #8

MEETING/AGENDA:

ACTION

NONE

REASON FOR CONSIDERATION: Operational: Policy: Discussion: xx Information:

INITIATED BY: Ami Tarburton  
Finance Director

BOARD LIAISON: Jeffrey W. McDonnell, Supervisor  
Liaison – Sewer Authority

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BACKGROUND:

Attached please find a copy of the 2019 Montgomery Township Municipal Sewer Authority (MTMSA) budget for your consideration as it was presented at the publicly held budget workshop meeting in October. The Board of the MTMSA approved this budget at their regular meeting on October 17, 2018.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Consider approval of the MTMSA 2018 Budget.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the Montgomery Township Municipal Sewer Authority budget for the fiscal year 2019 for the period from January 1, 2019 to December 31, 2019.

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ROLL CALL:

|                        |     |         |         |        |
|------------------------|-----|---------|---------|--------|
| Tanya C. Bamford       | Aye | Opposed | Abstain | Absent |
| Michael J. Fox         | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell   | Aye | Opposed | Abstain | Absent |
| Matthew W. Quigg       | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

# Montgomery Township Municipal Sewer Authority Final Budget 2019

|                        |                                  | MTMSA Board Approved<br>2019 Budget |
|------------------------|----------------------------------|-------------------------------------|
| <b>Revenue Summary</b> |                                  |                                     |
|                        | Sewer Rentals                    | 5,683,000.00                        |
|                        | Tapping Fees                     | 15,000.00                           |
|                        | Auxiliary Waste Income           | 150,000.00                          |
|                        | Interest Income                  | 115,000.00                          |
|                        | Other Income                     | 105,200.00                          |
|                        | <b>TOTAL REVENUE</b>             | <b>6,068,200.00</b>                 |
| <b>Expense Summary</b> |                                  |                                     |
|                        | Personnel Expenses               | 1,511,600.00                        |
|                        | Consultant Fees                  | 198,000.00                          |
|                        | Operation Expenses               | 1,702,600.00                        |
|                        | Treatment Fees                   | 1,042,000.00                        |
|                        | Administrative and Other         | 121,600.00                          |
|                        | <b>TOTAL EXPENSES</b>            | <b>4,575,800.00</b>                 |
|                        | <b>NET OPERATING POSITION</b>    | <b>1,492,400.00</b>                 |
|                        | <b>CAPITAL EXPENSES</b>          | <b>1,430,500.00</b>                 |
|                        | Added to Reserve for Capital Exp | 61,900.00                           |
| <b>Net Budget</b>      |                                  | <b>0.00</b>                         |

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Approval of Montgomery Township Municipal Sewer Authority 2018 Tapping Fees

MEETING DATE: December 17, 2018

ITEM NUMBER: **#9**

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

REASON FOR CONSIDERATION: Operational: XX    Policy:    Discussion:    Information:

INITIATED BY: Ami Tarburton  
Finance Director

BOARD LIAISON: Jeffrey W. McDonnell, Supervisor  
Liaison - Sewer Authority

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BACKGROUND:

Attached is a listing of the Tapping Fee Agreements that were approved by the MTMSA Board in 2018.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Approve the Authority's Tapping Fee Agreements as presented.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we have reviewed the Montgomery Township Municipal Sewer Authority agreements as presented at the public meeting of December 17, 2018.

MOTION: \_\_\_\_\_

SECOND: \_\_\_\_\_

ROLL CALL:

|                        |     |         |         |        |
|------------------------|-----|---------|---------|--------|
| Tanya C. Bamford       | Aye | Opposed | Abstain | Absent |
| Michael J. Fox         | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell   | Aye | Opposed | Abstain | Absent |
| Matthew W. Quigg       | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.



MONTGOMERY



TOWNSHIP

MUNICIPAL SEWER AUTHORITY

1001 STUMP ROAD, MONTGOMERYVILLE, PA 18936-0905

December 11, 2018

To: Montgomery Township Board of Supervisors  
Lawrence Gregan, Township Manager

From: Shannon Q. Drosnock  
Manager, Montgomery Township Municipal Sewer Authority

Re: Tapping Fee and Development Agreements Approved in 2018

The following Tapping Fee and Development Agreements or Sewer Service Agreements were approved by the Board of the Authority in 2018:

|   |                     |
|---|---------------------|
| Christian Brothers Automotive new connection located at 565 DeKalb Pike                   |                     |
| One EDU   | Eureka Basin        |
| Montgomery Crossing Firebird's Wood Fired Grill in Gwynedd Crossing Shopping Center       |                     |
| Sewer Service Agreement   | Lower Gwynedd Basin |
| Montgomeryville Real Estates Associates LP new connection located at 1050 Bethlehem Pike  |                     |
| Three EDU's   | Lower Gwynedd Basin |
| J L Freed Honda purchase of additional capacity located at 683-685 Bethlehem Pike         |                     |
| One EDU   | Hatfield Basin      |
| Higher Rock Partners new connections located at Stump Road and Bethlehem Pike             |                     |
| 25 EDU's  | Eureka Basin        |
| Miller's Ale House new connection located Water Tower Square Shopping Center Horsham Road |                     |
| Sewer Service Agreement   | Hatfield Basin      |

Copies of the approved agreements are available upon request. If you have any questions, please feel free to contact me.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Adoption of Montgomery Township 2019 Final Budget

MEETING DATE: December 17, 2018

ITEM NUMBER: #10

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

REASON FOR CONSIDERATION: Operational: XX    Policy:    Discussion:    Information:

INITIATED BY: Ami Tarburton  
Finance Director



BOARD LIAISON: Candyce Fluehr Chimera-Chairman  
Liaison – Finance Committee

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BACKGROUND:

The Proposed Budget for 2019 was presented to the Board of Supervisors in October 2018. The Board held four public workshop meetings to discuss the budget in October/November and approved the Preliminary Budget on November 12, 2018. The proposed budget was advertised on November 14, 2018 for consideration for final adoption at the Board Meeting on December 17, 2018. A brief presentation on the proposed Final Budget will be made at the December 17<sup>th</sup> public meeting. Please see the attached budget summary documents.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

Adoption of Preliminary Budget.

ALTERNATIVES/OPTIONS:

The deadline for adoption of the Final Budget is December 31, 2018. For any revisions to the proposed final budget, if the estimated revenues or expenses in the final budget are increased more than ten percent in the aggregate or more than twenty-five percent in any major category over the proposed budget, the budget may not be legally adopted with those increases unless it is again advertised once, the same as the original proposed budget, and an opportunity (twenty days) given to taxpayers to examine the proposed amended budget. This would result in delay of adoption of the Final Budget until January 2019 and possible loss of authority to spend money in the new year until a budget is adopted. Also, during the month of January following any municipal election, the Board of Supervisors may amend the budget and tax rate. A period of ten days' public inspection of the proposed amended budget is required before consideration of adoption of the final amended budget. Any amended budget must be adopted by the Board of Supervisors on or before the fifteenth day of February.

BUDGET IMPACT:

Adopts entire budget for the 2019 fiscal year.

RECOMMENDATION:

Adoption of the final 2019 Montgomery Township Budget.

MOTION/RESOLUTION:

There are three (3) separate Resolutions to approve the 2019 Budget. Please see attached three (3) sheets for these Resolutions.

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ROLL CALL:

|                        |     |         |         |        |
|------------------------|-----|---------|---------|--------|
| Tanya C. Bamford       | Aye | Opposed | Abstain | Absent |
| Michael J. Fox         | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell   | Aye | Opposed | Abstain | Absent |
| Matthew W. Quigg       | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

Resolution #

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that the 2019 Montgomery Township Budget be adopted as presented on November 12, 2018 and as advertised on November 13, 2018 and as described in the attached summary.

MOTION BY:

SECOND BY:

VOTE:

DATE: December 17, 2018

cc: L. Gregan, A. Tarburton, Minute Book, Resolution File

Resolution #

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that the 2019 Tax Levy Resolution of Montgomery Township be adopted as follows:

|                              |   |
|------------------------------|---|
| General Fund                 | .98 mills or 9.8 cents per every \$100 of assessed value        |
| Debt Service                 | .15 mills or 1.5 cents per every \$100 of assessed value        |
| Fire Protection              | .17 mills or 1.7 cents per every \$100 of assessed value        |
| <u>Park &amp; Recreation</u> | <u>.19 mills or 1.9 cents per every \$100 of assessed value</u> |
| Total                        | 1.49 mills or 14.9 cents per every \$100 of assessed value      |

BE IT FURTHER RESOLVED by the Board of Supervisors of Montgomery Township that Montgomery Township establishes the Homestead Exclusion amount for the year 2019 at \$30,000, to be applicable to residential properties that are owner occupied and have been approved by the Montgomery County Board of Assessments.

MOTION BY:

SECOND BY:

VOTE:

DATE: December 17, 2018

cc: L. Gregan, A. Tarburton, P. Gallagher, Minute Book, Resolution File

Resolution #

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby establish the following street light assessments for 2019:

| DISTRICT   | ASSESSMENT PER EACH<br>PROPERTY BENEFITTED<br>(DWELLING UNIT) |
|------------|---|
| District 1 | \$40.00   |
| District 2 | \$10.00   |

MOTION BY:

SECOND BY:

VOTE:

DATE: December 17, 2018

cc: L. Gregan, A. Tarburton, P. Gallagher, Minute Book, Resolution File

## Montgomery Township - 2019 Final Budget

| FUND-DEPT                     | DESCRIPTION                                     | 2018<br>AMENDED<br>BUDGET | 2019<br>FINAL<br>BUDGET |
|-------------------------------|---|---------------------------|-------------------------|
| <b>Fund 01 - General Fund</b> |   |                           |                         |
| REVENUES                      |   |                           |                         |
|                               | Totals for dept 301 - REAL ESTATE TAXES         | 2,196,410                 | 1,816,700               |
|                               | Totals for dept 304 - EARNED INCOME TAX         | 5,350,000                 | 5,350,000               |
|                               | Totals for dept 310 - LOCAL ENABLING TAXES      | 4,410,500                 | 4,620,500               |
|                               | Totals for dept 320 - PERMITS                   | 570,500                   | 657,500                 |
|                               | Totals for dept 321 - LICENSES                  | 703,000                   | 710,000                 |
|                               | Totals for dept 331 - FINES                     | 175,000                   | 175,000                 |
|                               | Totals for dept 341 - INTEREST                  | 32,410                    | 50,000                  |
|                               | Totals for dept 355 - GRANTS                    | 572,000                   | 662,790                 |
|                               | Totals for dept 360 - DEPARTMENT SERVICES       | 81,900                    | 101,900                 |
|                               | Totals for dept 390 - OTHER FINANCING SOURCES   | 80,000                    | 80,000                  |
|                               | Totals for dept 392 - INTERFUND TRANSFERS       | 537,900                   | 608,120                 |
|                               | <b>TOTAL REVENUES</b>                           | <b>14,709,620</b>         | <b>14,832,510</b>       |
| EXPENDITURES                  |   |                           |                         |
|                               | Totals for dept 400 - ADMINISTRATION            | 1,396,300                 | 1,385,640               |
|                               | Totals for dept 403 - TAX COLLECTION            | 174,400                   | 206,420                 |
|                               | Totals for dept 405 - FINANCE                   | 536,200                   | 522,730                 |
|                               | Totals for dept 407 - INFORMATION TECHNOLOGY    | 261,560                   | 260,840                 |
|                               | Totals for dept 410 - POLICE - GENERAL          | 6,740,220                 | 6,934,620               |
|                               | Totals for dept 411 - POLICE - VEHICLES         | 238,830                   | 201,980                 |
|                               | Totals for dept 413 - FIRE PROTECTION           | 91,390                    | 91,670                  |
|                               | Totals for dept 414 - CODE ENFORCEMENT          | 769,590                   | 820,700                 |
|                               | Totals for dept 415 - EMERGENCY AND VMSC        | 13,290                    | 14,570                  |
|                               | Totals for dept 430 - PUBLIC WORKS - GENERAL    | 2,045,180                 | 2,317,640               |
|                               | Totals for dept 432 - PUBLIC WORKS - SNOW       | 107,560                   | 107,640                 |
|                               | Totals for dept 433 - PUBLIC WORKS - TRAFFIC    | 85,770                    | 123,180                 |
|                               | Totals for dept 434 - PUBLIC WORKS - STREET L   | 20,200                    | 21,200                  |
|                               | Totals for dept 438 - PUBLIC WORKS - REPAIRS    | 30,000                    | 34,000                  |
|                               | Totals for dept 492 - INTERFUND TRANSFERS       | 2,192,380                 | 1,789,680               |
|                               | <b>TOTAL APPROPRIATIONS</b>                     | <b>14,702,870</b>         | <b>14,832,510</b>       |
|                               | <b>NET OF REVENUES/APPROPRIATIONS - FUND 01</b> | <b>6,750</b>              | <b>0</b>                |

## **Montgomery Township - 2019 Final Budget**

| FUND-DEPT                                | DESCRIPTION | 2018<br>AMENDED<br>BUDGET | 2019<br>FINAL<br>BUDGET |
|--|-------------|---------------------------|-------------------------|
| <b>Fund 04 - FIRE PROTECTION</b>         |             |                           |                         |
| TOTAL REVENUES                           |             | 993,540                   | 1,061,810               |
| TOTAL APPROPRIATIONS                     |             | 1,001,920                 | 1,061,810               |
| NET OF REVENUES/APPROPRIATIONS - FUND 04 |             | (8,380)                   | 0                       |
| <b>Fund 05 - PARK AND RECREATION</b>     |             |                           |                         |
| TOTAL REVENUES                           |             | 542,040                   | 422,450                 |
| TOTAL APPROPRIATIONS                     |             | 542,040                   | 422,450                 |
| NET OF REVENUES/APPROPRIATIONS - FUND 05 |             | 0                         | 0                       |
| <b>Fund 06 - BASIN MAINTENANCE</b>       |             |                           |                         |
| TOTAL REVENUES                           |             | 76,500                    | 82,460                  |
| TOTAL APPROPRIATIONS                     |             | 81,250                    | 82,460                  |
| NET OF REVENUES/APPROPRIATIONS - FUND 06 |             | (4,750)                   | 0                       |
| <b>Fund 07 - STREET LIGHTS</b>           |             |                           |                         |
| TOTAL REVENUES                           |             | 140,690                   | 144,230                 |
| TOTAL APPROPRIATIONS                     |             | 143,960                   | 144,230                 |
| NET OF REVENUES/APPROPRIATIONS - FUND 07 |             | (3,270)                   | 0                       |
| <b>Fund 08 - RECREATION CENTER</b>       |             |                           |                         |
| TOTAL REVENUES                           |             | 1,132,700                 | 1,126,950               |
| TOTAL APPROPRIATIONS                     |             | 1,140,450                 | 1,126,950               |
| NET OF REVENUES/APPROPRIATIONS - FUND 08 |             | (7,750)                   | 0                       |
| <b>Fund 19 - CAPITAL PROJECTS</b>        |             |                           |                         |
| TOTAL REVENUES                           |             | 107,270                   | 107,270                 |
| TOTAL APPROPRIATIONS                     |             | 107,270                   | 107,270                 |
| NET OF REVENUES/APPROPRIATIONS - FUND 19 |             | 0                         | 0                       |
| <b>Fund 23 - DEBT SERVICE</b>            |             |                           |                         |
| TOTAL REVENUES                           |             | 7,520                     | 336,610                 |
| TOTAL APPROPRIATIONS                     |             | 256,200                   | 481,200                 |
| NET OF REVENUES/APPROPRIATIONS - FUND 23 |             | (248,680)                 | (144,590)               |



## **Montgomery Township - 2019 Final Budget**

| FUND-DEPT                                | DESCRIPTION | 2018<br>AMENDED<br>BUDGET | 2019<br>FINAL<br>BUDGET |
|--|-------------|---------------------------|-------------------------|
| <b>Fund 30 - CAPITAL RESERVE</b>         |             |                           |                         |
| TOTAL REVENUES                           |             | 1,351,920                 | 960,410                 |
| TOTAL APPROPRIATIONS                     |             | 3,566,780                 | 4,286,750               |
| NET OF REVENUES/APPROPRIATIONS - FUND 30 |             | (2,214,860)               | (3,326,340)             |
| <b>Fund 31 - PARK DEVELOPMENT FUND</b>   |             |                           |                         |
| TOTAL REVENUES                           |             | 77,570                    | 141,890                 |
| TOTAL APPROPRIATIONS                     |             | 0                         | 0                       |
| NET OF REVENUES/APPROPRIATIONS - FUND 31 |             | 77,570                    | 141,890                 |
| <b>Fund 35 - LIQUID FUELS</b>            |             |                           |                         |
| TOTAL REVENUES                           |             | 710,650                   | 725,110                 |
| TOTAL APPROPRIATIONS                     |             | 710,650                   | 997,080                 |
| NET OF REVENUES/APPROPRIATIONS - FUND 35 |             | 0                         | (271,970)               |
| <b>Fund 50 - FIRE RELIEF</b>             |             |                           |                         |
| TOTAL REVENUES                           |             | 226,000                   | 205,000                 |
| TOTAL APPROPRIATIONS                     |             | 226,000                   | 205,000                 |
| NET OF REVENUES/APPROPRIATIONS - FUND 50 |             | 0                         | 0                       |
| <b>Fund 60 - POLICE PENSION</b>          |             |                           |                         |
| TOTAL REVENUES                           |             | 822,820                   | 851,860                 |
| TOTAL APPROPRIATIONS                     |             | 822,820                   | 851,860                 |
| NET OF REVENUES/APPROPRIATIONS - FUND 60 |             | 0                         | 0                       |
| <b>Fund 65 - DEFINED CONTRIBUTION</b>    |             |                           |                         |
| TOTAL REVENUES                           |             | 299,140                   | 303,450                 |
| TOTAL APPROPRIATIONS                     |             | 299,140                   | 303,450                 |
| NET OF REVENUES/APPROPRIATIONS - FUND 65 |             | 0                         | 0                       |
| <b>Fund 66 - DEFERRED COMPENSATION</b>   |             |                           |                         |
| TOTAL REVENUES                           |             | 265,220                   | 265,220                 |
| TOTAL APPROPRIATIONS                     |             | 265,220                   | 265,220                 |
| NET OF REVENUES/APPROPRIATIONS - FUND 66 |             | 0                         | 0                       |

## **Montgomery Township - 2019 Final Budget**

| FUND-DEPT                                  | DESCRIPTION | 2018<br>AMENDED<br>BUDGET | 2019<br>FINAL<br>BUDGET |
|--|-------------|---------------------------|-------------------------|
| <b>Fund 92 - POLICE DONATION</b>           |             |                           |                         |
| TOTAL REVENUES                             |             | 1,520                     | 1,530                   |
| TOTAL APPROPRIATIONS                       |             | 1,500                     | 1,500                   |
| NET OF REVENUES/APPROPRIATIONS - FUND 92   |             | 20                        | 30                      |
| <b>Fund 93 - ENVIRONMENT</b>               |             |                           |                         |
| TOTAL REVENUES                             |             | 47,390                    | 51,410                  |
| TOTAL APPROPRIATIONS                       |             | 46,520                    | 46,770                  |
| NET OF REVENUES/APPROPRIATIONS - FUND 93   |             | 870                       | 4,640                   |
| <b>Fund 94 - REPLACEMENT TREE</b>          |             |                           |                         |
| TOTAL REVENUES                             |             | 52,700                    | 65,970                  |
| TOTAL APPROPRIATIONS                       |             | 79,000                    | 65,970                  |
| NET OF REVENUES/APPROPRIATIONS - FUND 94   |             | (26,300)                  | 0                       |
| <b>Fund 95 - AUTUMN FESTIVAL</b>           |             |                           |                         |
| TOTAL REVENUES                             |             | 28,060                    | 28,100                  |
| TOTAL APPROPRIATIONS                       |             | 28,060                    | 28,060                  |
| NET OF REVENUES/APPROPRIATIONS - FUND 95   |             | 0                         | 40                      |
| <b>Fund 96 - RESTORATION FUND</b>          |             |                           |                         |
| TOTAL REVENUES                             |             | 10                        | 20                      |
| TOTAL APPROPRIATIONS                       |             | 9,900                     | 9,900                   |
| NET OF REVENUES/APPROPRIATIONS - FUND 96   |             | (9,890)                   | (9,880)                 |
| <b>2019 Budget - All Funds</b>             |             |                           |                         |
| REVENUES - ALL FUNDS                       |             | 21,592,880                | 21,714,260              |
| APPROPRIATIONS - ALL FUNDS                 |             | 24,031,550                | 25,320,440              |
| NET OF REVENUES/APPROPRIATIONS - ALL FUNDS |             | (2,438,670)               | (3,606,180)             |



# **Montgomery Township**

## **2019 Preliminary Budget**

# BUDGET POLICY

- Balance expenditures with current year revenues.
- Fund Balance Policy – Maintain a minimum of 10% - 20% in reserve.
- Transfer surplus Fund Balance to Capital Reserve Fund for potential operating deficits and Future Projects.



# Overview

## Fund Balance

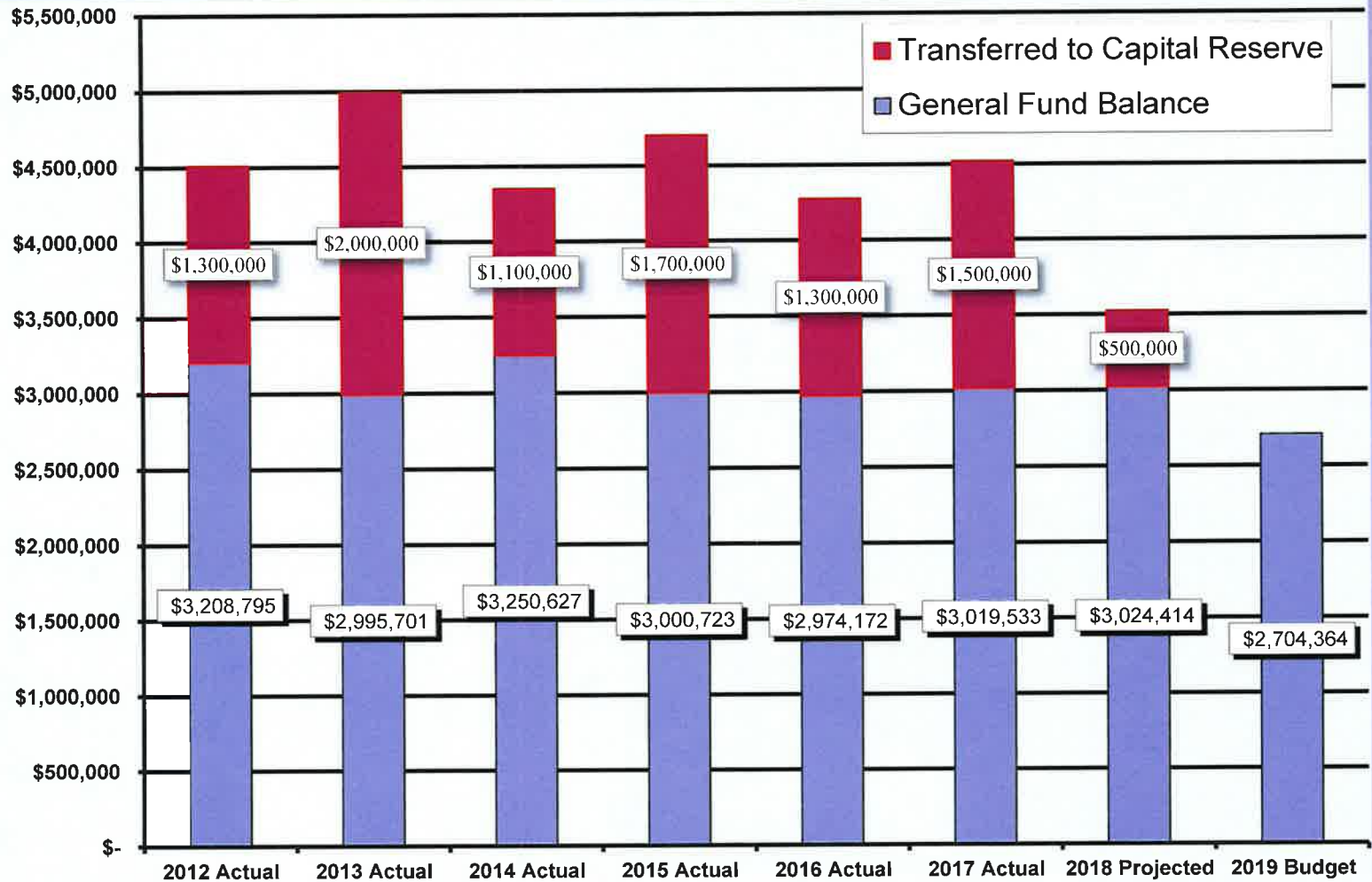
- Projecting approximately \$500K increase in General Fund Balance by end of 2018.
- Retain \$3M General Fund Balance – 20% of proposed 2019 General Fund Expenditures.





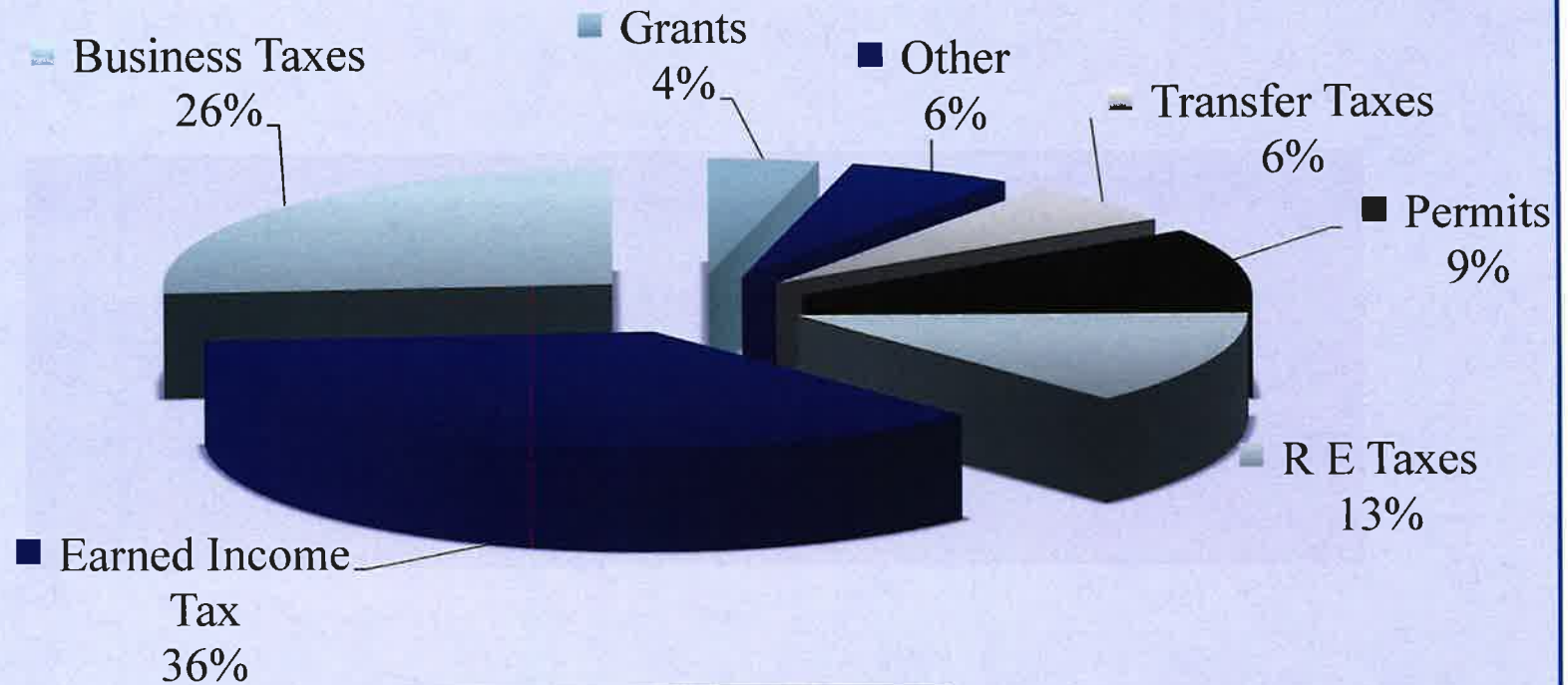
# GENERAL FUND BALANCES

## 2012-2019



# REVENUE COMPONENTS

## GENERAL FUND – 2019



**TOTAL: \$14,832,510**

# 2019 BUDGET PROJECTIONS

## GENERAL FUND REVENUES

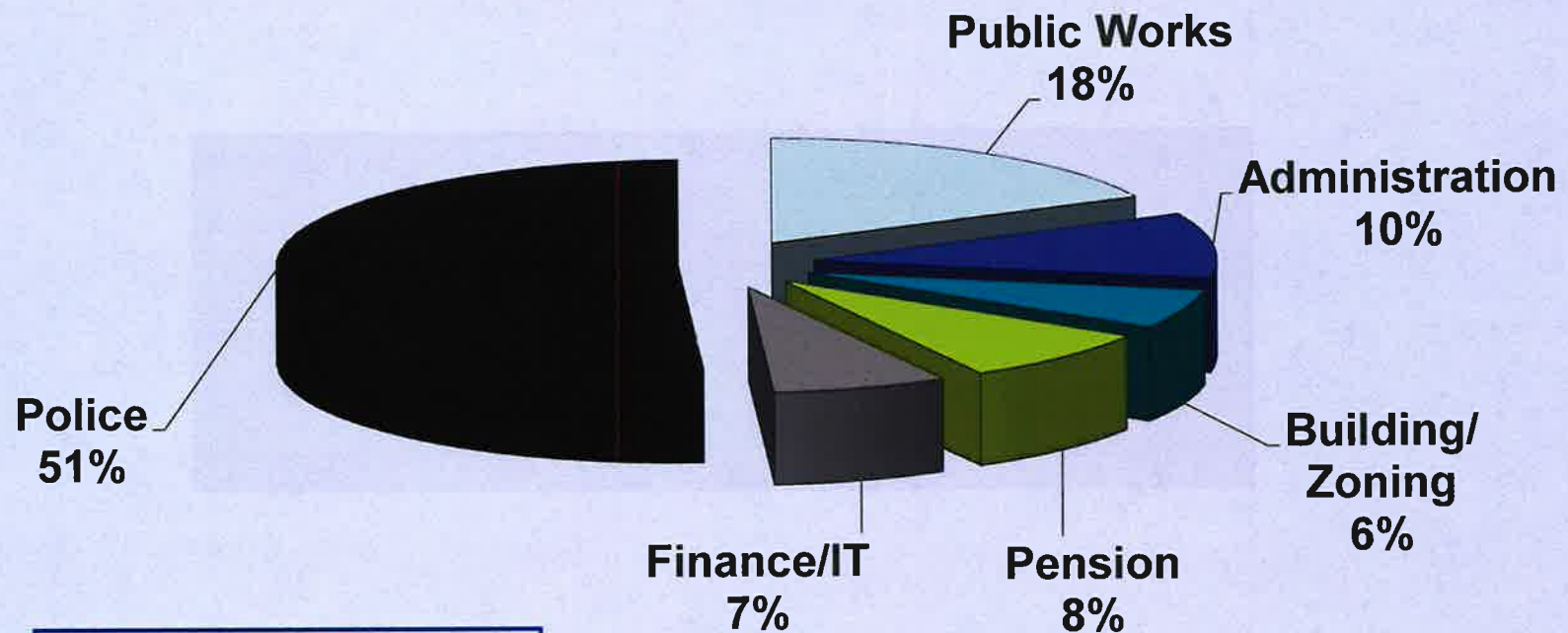
- Real-estate Tax Rate maintained at 1.49 mills
- Same rate since 2006
- Retain Homestead Exclusion of \$30,000
  - Over 75% of Residential Property Owners Participate
  - \$320,000 in Annual Tax Relief





# EXPENSE COMPONENTS

## GENERAL FUND – 2019



**TOTAL: \$14,832,510**

# GENERAL FUND EXPENSE COMPARISON

## 2018-2019

|  | <i>2018 Budget</i>  | <i>2019 Budget</i>  | <i>Percent Change</i> |
|--|---------------------|---------------------|-----------------------|
| <b>Personnel Expenditures</b><br><small>* Includes pension MMO's</small> | <b>\$10,490,220</b> | <b>\$10,949,340</b> | <b>4%</b>             |
| <b>Non-Personnel Expenditures</b>  | <b>2,293,570</b>    | <b>2,337,220</b>    | <b>2%</b>             |
| <b>Interfund Transfers/Capital</b>                                       | <b>1,919,080</b>    | <b>1,545,950</b>    | <b>-19%</b>           |
| <b>Total Expenditures</b>  | <b>\$14,702,870</b> | <b>\$14,832,510</b> | <b>1%</b>             |

## TRANSFERS TO CAPITAL RESERVE FUND

- 16-Year Road Replacement Plan - total annual transfer of \$253K included in the 2019 Budget.
- 10-Year Equipment Replacement Plan - total calculated transfer of \$478K included in 2019 Budget.



# Major Capital Expenditures

- ***Replacement Equipment***
  - Vehicles – 2 Police cars, 2 Public Works Trucks, 2 Fire vehicles
  - Computer Equipment – 10 PC's, A/V upgrades
  - Equipment – 1 excavator, 13 Police In-car computers, 2 snow plows
- ***New Capital Equipment/Projects***
  - County Radio Purchase Program- Year 4 of 5
  - Township building improvements
  - Fellowship Park Tennis Courts Rebuild
- ***Curb/Sidewalk/Road Program***
  - Street Resurfacing - \$997K
  - Curb and Sidewalk - \$660K





**THANK YOU!**

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY


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SUBJECT: Consider Definition and Commitment of Fund Balances in Accordance with GASB Statement No. 54

MEETING DATE: December 17, 2018 ITEM NUMBER: ~~#~~11

MEETING/AGENDA: WORK SESSION ACTION **xx** NONE

REASON FOR CONSIDERATION: Operational: xx Policy: Discussion: Information:

INITIATED BY: Ami Tarburton  Finance Director BOARD LIAISON: Candyce Fluehr Chimera-Chairman  
Liaison – Finance Committee

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BACKGROUND:

Each year the Board of Supervisors adopts a resolution denoting the categories of the fund balances as required by the Government Accounting Standards Board (GASB) Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, which addresses how fund balances (the difference between assets and fund liabilities) are to be reported on the annual audited financial statements.

Attached Exhibit A is the detail of each fund balance and its designated GASB 54 category.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

Adoption of GASB category definitions and designation of all fund balances.

ALTERNATIVES/OPTIONS:

The Board has the option to re-assign fund balances to various categories based on the use of the balances.

BUDGET IMPACT:

Required for accurate financial reporting.

RECOMMENDATION:

Staff recommends that the Board adopt the fund balance designations as described in attached Exhibit A.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby classify the Township's fund balances in accordance with the Governmental Accounting Standard Board Statement No. 54 as described in attached Exhibit A.

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ROLL CALL:

|                        |     |         |         |        |
|------------------------|-----|---------|---------|--------|
| Tanya C. Bamford       | Aye | Opposed | Abstain | Absent |
| Michael J. Fox         | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell   | Aye | Opposed | Abstain | Absent |
| Matthew W. Quigg       | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.



Montgomery Township  
GASB 54

| GOVERNMENT FUNDS            | GASB 54<br>Designation | Explanation of designation and balance.  |
|-----------------------------|------------------------|--|
| General (01)                | Unassigned             | General Fund unassigned fund balance used for contingency purposes, fluctuations in revenue and/or expenses, or unbudgeted necessities throughout the year.  |
| Fire Protection (04)        | Committed              | The Fire Protection Fund receives most of its revenue from two sources: dedicated tax millage legally restricted and Board-allocated General Fund tax receipts. The legally restricted funds are used first, and therefore the fund balance is a result of Board-allocated General Fund transfers, committed by the Board of Supervisors to be used for Capital Purchases and/or infrastructure improvements. The fund balance may also be used to accommodate Board-authorized changes in |
| Parks Fund (05)             | Restricted             | The Parks fund's main revenue source is a legally restricted dedicated tax millage, and therefore fund balance must be designated as Restricted and will be used for park capital improvements and operating expenses.   |
| Basin Maintenance Fund (06) | Assigned               | The Basin Maintenance Fund is assigned by the Board of Supervisors' designee for continued maintenance of Township detention basins.   |
| Street Light (07)           | Restricted             | This fund balance is a result of a specific assessment on residential real estate tax bills for the purpose of providing and maintaining street lights, and as such, is legally restricted.  |
| Debt Service (23)           | Restricted             | This fund balance is a result of dedicated millage on real estate tax bills for the purpose of the Township's Debt Service and is legally restricted.  |
| Capital Reserve (30)        | Committed              | This fund balance is committed by the Board of Supervisors annually and is used for capital replacement and improvements.  |
| Park Development (31)       | Restricted             | This fund balance is a result of payments made by developers as specified in Land Development Agreements (LDA) with the Township and is legally restricted to the purposes and uses stated in the LDA's.   |
| Liquid Fuels (35)           | Restricted             | This fund balance is a result of grant money from the State through the Highway Aid program and is legally restricted to be used for purposes specified by the State grant program.  |
| Police Donation (92)        | Assigned               | This fund balance is assigned by the Board of Supervisors' designee for Police Department uses.  |
| Environment (93)            | Committed              | This fund balance is a result of grant money received through the Montgomery County Recycling Grant, and the Board of Supervisors has committed its use to funding projects related to stewardship of the environment.   |
| Shade Tree (94)             | Committed              | This fund balance is a result of payments made to the Township by developers but is to be used at the discretion of the Township. As such, the Board has committed this fund balance for purposes of Arbor Day and the Shade Tree Commission.  |
| Autumn Fest (95)            | Assigned               | This fund balance is assigned by the Board of Supervisors' designee for the Township's annual Autumn Fest.   |
| Restoration Fund (96)       | Restricted             | This money is restricted by a legal contract to be used for the restoration of the Knapp Farm House.   |



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT:       Announcement of Reorganization Meeting Date and Consideration of Authorization to  
                  Advertise for Reorganization meeting on January 7, 2019

MEETING DATE:       December 17, 2018

ITEM NUMBER: *#12*

MEETING/AGENDA: WORK SESSION

ACTION   XX       NONE

REASON FOR CONSIDERATION:   Operational:   XX   Information:       Discussion:       Policy:

INITIATED BY:   Lawrence J. Gegan  
                  Township Manager

BOARD LIAISON: Candyce Fluehr Chimera,  
  Chairman

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BACKGROUND:

The Second Class Township Code requires municipalities to reorganize on the first Monday in January of each year, therefore the Board of Supervisors will hold its Reorganization meeting on Monday, January 7, 2019 at 7:00p.m. The Township is required to advertise this meeting.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:   None

PREVIOUS BOARD ACTION:   None

ALTERNATIVES/OPTIONS:   None.

BUDGET IMPACT:   None.

RECOMMENDATION:

Authorize the Township Manager to advertise the reorganization meeting for Montgomery Township on Monday, January 7, 2019.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize the advertisement of the reorganization meeting of the Township for Monday, January 7, 2019 at 7:00 p.m. at the Township building.

MOTION: \_\_\_\_\_       SECOND: \_\_\_\_\_

ROLL CALL:

|                        |     |         |         |        |
|------------------------|-----|---------|---------|--------|
| Tanya C. Bamford       | Aye | Opposed | Abstain | Absent |
| Michael J. Fox         | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell   | Aye | Opposed | Abstain | Absent |
| Matthew W. Quigg       | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |

DISTRIBUTION:   Board of Supervisors, Frank R. Bartle, Esq.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**

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SUBJECT: Consider Authorization to Execute Cost Sharing Agreement – North Line Street Culvert Replacement Project

MEETING DATE: December 17, 2018

ITEM NUMBER: **#13**

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

REASON FOR CONSIDERATION: Operational: XX    Policy:    Discussion:    Information:

INITIATED BY: Lawrence J. Grogan  
Township Manager

BOARD LIAISON: Candyce Fluehr Chimera,  
Chairman

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**BACKGROUND:**

In anticipation of future resurfacing of North Line Street, Montgomery Township and Hatfield Township are proposing the reconstruction of the drainage culvert under North Line Street, a road jointly owned and maintained by the two Townships. The drainage culvert is located between the Cambridge Knoll Storm water Basin in Montgomery and 1000 North Line Street in Hatfield.

The current design of the culvert consists of multiple 36 inch cross pipes which are insufficient size to provide for appropriate drainage of the road which has resulted in frequent flooding of the roadway and adjacent properties. The design of the project provides for the replacement of the cross pipes with a 3 ft. high by 10 ft. wide reinforced concrete box culvert with appurtenant storm sewer inlets and inflow/outlet pipes. The estimated cost for the project plus 10% contingency is \$183,865.

Hatfield Township has undertaken the design of the project and will take the lead on managing the construction. Montgomery Township's participation will involve reimbursement of 43% of the project cost to a maximum of \$80,000 plus its own engineering expenses.

The attached Cost Sharing Agreement has been prepared to formalize each municipalities understanding relating to the bidding, construction and payment for the project.

**ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:**

None.

**PREVIOUS BOARD ACTION:**

None.

**ALTERNATIVES/OPTIONS:**

None.

**BUDGET IMPACT:**

Funding for the Township's share of the project has been included in the approved 2019 Budget.

**RECOMMENDATION:**

Approve execution of the Cost Sharing Agreement between Hatfield Township and Montgomery Township for the North Line Street Culvert Replacement Project.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the execution of the Cost Sharing Agreement Between Hatfield Township and Montgomery Township for the North Line Street Culver Replacement Project.

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ROLL CALL:

|                        |     |         |         |        |
|------------------------|-----|---------|---------|--------|
| Tanya C. Bamford       | Aye | Opposed | Abstain | Absent |
| Michael J. Fox         | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell   | Aye | Opposed | Abstain | Absent |
| Matthew W. Quigg       | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

**Larry Gregan**

---

**From:** Jim Dougherty <JDOUGHERTY@gilmore-assoc.com>  
**Sent:** Tuesday, November 6, 2018 2:28 PM  
**To:** Larry Gregan  
**Subject:** RE: Line Street Storm Water Improvements  
**Attachments:** 2018-11-06 - N Line St Drainage Improvements w\_Hatfield.pdf

Larry,  
I agree with Bryan McAdam's analysis. Although, I think Bryan has a typo in his quantities for line items 10 & 11 in MT favor. I think he intended these to be split 50/50. Montgomery's construction cost would then be \$79,783 including contingency per attached.

Let me know if you have any questions or concerns.

Thanks,  
Jim

James P. Dougherty, P.E., Senior Project Manager  
Gilmore & Associates, Inc.  
[www.gilmore-assoc.com](http://www.gilmore-assoc.com)

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**From:** Larry Gregan <LGregan@montgomerytp.org>  
**Sent:** Thursday, October 11, 2018 4:07 PM  
**To:** Jim Dougherty <JDOUGHERTY@gilmore-assoc.com>  
**Subject:** FW: Line Street Storm Water Improvements

Jim, I don't know if you had done anything more with Bryan McAdam's analysis. Before responding back I wanted to make sure you were good with the split they proposed in Bryan 9/14 email. Thanks. Larry

Lawrence J. Gregan, Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936  
Work # -215-393-6907  
Fax # - 215-855-6656  
Email - [lgregan@montgomerytp.org](mailto:lgregan@montgomerytp.org)



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**From:** Bibro, Aaron <[abibro@hatfield.org](mailto:abibro@hatfield.org)>  
**Sent:** Wednesday, October 10, 2018 12:06 PM  
**To:** Larry Gregan <[LGregan@montgomerytp.org](mailto:LGregan@montgomerytp.org)>  
**Subject:** FW: Line Street Storm Water Improvements

Larry –

I'm good with whatever contribution level of funding you are comfortable with.

# OPINION OF PROBABLE COST

CLIENT: Montgomery Township  
 PROJECT NAME: North Line Street Culvert Replacement - Option 1 - Box Culvert  
 G&A PROJECT #: 2018-01016



Nov/06/2018

| NORTH LINE STREET CULVERT REPLACEMENT PROJECT<br>PROJECT COST ESTIMATE - OPTION NO. 1 - BOX CULVERT |  |      |      |             |                  |
|---|--|------|------|-------------|------------------|
| ITEM #  | DESCRIPTION  | UNIT | QTY. | UNIT COST   | TOTAL ITEM PRICE |
| 1   | Demolition and Site Preparation, Complete  | LS   | 1    | \$10,000.00 | \$ 10,000.00     |
| 2   | Temporary Cofferdam and Pump Bypass System, Complete in Place                                  | LS   | 1    | \$ 6,000.00 | \$ 6,000.00      |
| 3   | Erosion and Sedimentation Controls, Complete in Place  | LS   | 1    | \$ 2,500.00 | \$ 2,500.00      |
| 4   | Earthwork, Excavation and Grading, Complete  | LS   | 1    | \$10,000.00 | \$ 10,000.00     |
| 5   | Furnish and Install 3' high x 10' wide Reinforced Concrete Box Culvert within Township Roadway | LF   | 27   | \$ 1,000.00 | \$ 27,000.00     |
| 6   | Furnish and Install 12' x 4' Precast Storm Sewer Junction Box, Complete in Place               | EA   | 1    | \$ 8,000.00 | \$ 8,000.00      |
| 7   | Furnish and Install 12' x 5' Precast Storm Sewer Junction Box, Complete in Place               | EA   | 1    | \$10,000.00 | \$ 10,000.00     |
| 8   | Furnish and Install 83" x 57" Corrugated Metal Pipe  | LF   | 129  | \$ 400.00   | \$ 51,600.00     |
| 9   | Steel Flared End Section, Complete in Place  | EA   | 1    | \$ 4,000.00 | \$ 4,000.00      |
| 10  | Furnish and Install 8" Ductile Iron Sanitary Sewer, 0'-8' Deep                                 | LF   | 20   | \$ 100.00   | \$ 2,000.00      |
| 11  | Concrete Encasement, Complete in Place   | LF   | 20   | \$ 50.00    | \$ 1,000.00      |
| 12  | Furnish and Install Doghouse Manhole   | EA   | 1    | \$ 5,500.00 | \$ 5,500.00      |
| 13  | Concrete Curbing Replacement   | LF   | 63   | \$ 60.00    | \$ 3,780.00      |
| 14  | Concrete Sidewalk Replacement  | SY   | 5    | \$ 70.00    | \$ 350.00        |
| 15  | Unimproved Area Restoration - Standard Areas - up to 4:1                                       | SY   | 144  | \$ 15.00    | \$ 2,160.00      |
| 16  | Unimproved Area Restoration - Steep Slope Areas - Slopes 4:1 to 2:1                            | SY   | 10   | \$ 25.00    | \$ 250.00        |
| 17  | Unimproved Area Restoration - Steep Slope Areas - Slopes over 2:1                              | SY   | 5    | \$ 50.00    | \$ 250.00        |
| 18  | Temporary Pavement Replacement   | SY   | 67   | \$ 30.00    | \$ 2,010.00      |
| 19  | Permanent Pavement Replacement   | SY   | 70   | \$ 90.00    | \$ 6,300.00      |
| 20  | Traffic Control  | LS   | 1    | \$ 2,500.00 | \$ 2,500.00      |
| 21  | Furnish and Install 48" Dia. HDPE (See Note 1)   | LF   | 15   | \$ 280.00   | \$ 4,200.00      |
| 22  | Split Rail Fence (See Note 1)  | LF   | 50   | \$ 25.00    | \$ 1,250.00      |
| 23  | 48 inch Headwall (See Note 1)  | EA   | 1    | \$ 6,500.00 | \$ 6,500.00      |
| SUBTOTAL - ITEMS 1 - 20   |  |      |      | \$          | 167,150.00       |
| CONTINGENCY (10%)   |  |      |      | \$          | 16,715.00        |
| TOTAL CONSTRUCTION COST   |  |      |      | \$          | 183,865.00       |

| MONTGOMERY TOWNSHIP |             |                  | HATFIELD TOWNSHIP |             |                  |
|---------------------|-------------|------------------|-------------------|-------------|------------------|
| QTY.                | UNIT COST   | TOTAL ITEM PRICE | QTY.              | UNIT COST   | TOTAL ITEM PRICE |
| 0.5                 | \$10,000.00 | \$ 5,000.00      | 0.5               | \$10,000.00 | \$ 5,000.00      |
| 0.5                 | \$ 6,000.00 | \$ 3,000.00      | 0.5               | \$ 6,000.00 | \$ 3,000.00      |
| 0.5                 | \$ 2,500.00 | \$ 1,250.00      | 0.5               | \$ 2,500.00 | \$ 1,250.00      |
| 0.5                 | \$10,000.00 | \$ 5,000.00      | 0.5               | \$10,000.00 | \$ 5,000.00      |
| 13.5                | \$ 1,000.00 | \$ 13,500.00     | 13.5              | \$ 1,000.00 | \$ 13,500.00     |
| 0.5                 | \$ 8,000.00 | \$ 4,000.00      | 0.5               | \$ 8,000.00 | \$ 4,000.00      |
| 0.5                 | \$10,000.00 | \$ 5,000.00      | 0.5               | \$10,000.00 | \$ 5,000.00      |
| 20                  | \$ 400.00   | \$ 8,000.00      | 109               | \$ 400.00   | \$ 43,600.00     |
| 0.5                 | \$ 4,000.00 | \$ 2,000.00      | 0.5               | \$ 4,000.00 | \$ 2,000.00      |
| 10                  | \$ 100.00   | \$ 1,000.00      | 10                | \$ 100.00   | \$ 1,000.00      |
| 10                  | \$ 50.00    | \$ 500.00        | 10                | \$ 50.00    | \$ 500.00        |
| 0.5                 | \$ 5,500.00 | \$ 2,750.00      | 0.5               | \$ 5,500.00 | \$ 2,750.00      |
| 27                  | \$ 60.00    | \$ 1,620.00      | 36                | \$ 60.00    | \$ 2,160.00      |
| 5                   | \$ 70.00    | \$ 350.00        | 0                 | \$ 70.00    | \$ -             |
| 44                  | \$ 15.00    | \$ 660.00        | 100               | \$ 15.00    | \$ 1,500.00      |
| 0                   | \$ 25.00    | \$ -             | 10                | \$ 25.00    | \$ 250.00        |
| 2                   | \$ 50.00    | \$ 100.00        | 3                 | \$ 50.00    | \$ 150.00        |
| 35                  | \$ 30.00    | \$ 1,050.00      | 32                | \$ 30.00    | \$ 960.00        |
| 35                  | \$ 90.00    | \$ 3,150.00      | 35                | \$ 90.00    | \$ 3,150.00      |
| 0.5                 | \$ 2,500.00 | \$ 1,250.00      | 0.5               | \$ 2,500.00 | \$ 1,250.00      |
| 20                  | \$ 280.00   | \$ 5,600.00      | -5                | \$ 280.00   | \$ (1,400.00)    |
| 50                  | \$ 25.00    | \$ 1,250.00      | 0                 | \$ 25.00    | \$ -             |
| 1                   | \$ 6,500.00 | \$ 6,500.00      | 0                 | \$ 6,500.00 | \$ -             |
|                     |             | \$ 72,530.00     |                   |             | \$ 94,620.00     |
|                     |             | \$ 7,253.00      |                   |             | \$ 9,462.00      |
|                     |             | \$ 79,783.00     |                   |             | \$ 104,082.00    |

## NOTES

- Line item not included in CKS OPC.
- Unit costs and quantities by CKS per OPC last revised 12/20/2017.
- Reference Option #1 - Box Culvert, North Line Street Storm Sewer Replacement, dated 12/6/2017 plan by CKS Engineers, Inc.

**PREPARED BY/RETURN TO:**

FRANK R. BARTLE, ESQUIRE  
ROBERT J. IANNOZZI JR., ESQUIRE  
Dischell, Bartle & Dooley, PC  
1800 Pennbrook Parkway, Suite 200  
Lansdale, PA 19446  
215-362-2474

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**COST-SHARING AGREEMENT BETWEEN  
HATFIELD TOWNSHIP AND MONTGOMERY TOWNSHIP  
FOR THE NORTH LINE STREET CULVERT  
REPLACEMENT PROJECT**

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**COST-SHARING AGREEMENT BETWEEN  
HATFIELD TOWNSHIP AND MONTGOMERY TOWNSHIP FOR  
THE NORTH LINE STREET CULVERT REPLACEMENT PROJECT**

**THIS AGREEMENT** is made this \_\_\_\_ day of \_\_\_\_\_, 2018, between Hatfield Township ("Hatfield") and Montgomery Township ("Montgomery").

**BACKGROUND**

1. Hatfield and Montgomery are proposing certain culvert replacement improvements in and along North Line Street ("Project").
2. The Project's improvements, associated cost-estimates, and the parties' respective portions of the Project, are set forth in detail in the Opinion of Probable Cost, attached as Exhibit "A."
3. Hatfield has agreed to bid the entire scope of the Project and to award the Project's entire scope. Each party's respective scope and responsibilities are detailed on Exhibit "A."
4. Hatfield shall be responsible for constructing and paying for all of the Project's improvements with Montgomery reimbursing Hatfield for 43% of the Project's construction costs (up to a maximum of \$80,000), as set forth and described in Exhibit "A".
5. Hatfield and Montgomery desire to set forth in writing their understandings relating to the bidding, construction, and payment for the Project.

**TERMS**

In consideration for the mutual promises contained herein, and intending to be legally bound hereby, the parties agree to the following terms:

1. Hatfield agrees to prepare and pay for all Project-related plans and specifications, as well as obtain all Project-related permits.
2. Hatfield agrees to advertise for bids for the acquisition of all materials and performance of all construction and services required to complete the Project.

3. Hatfield will present the bid tabulations of Project construction costs and lowest responsible bidder to Montgomery for timely review and approval. Montgomery understands, acknowledges, and agrees that the ultimate determination of the lowest responsible bid lies with Hatfield. In the event Montgomery does not approve the lowest responsible bidder, as determined by Hatfield, this Agreement shall terminate and neither party shall thereafter have any further obligation to the other. Nothing in this Agreement shall bind either party to accept a contract bid until the bid is accepted by formal action of such party. In the event that Montgomery is in agreement with the lowest responsible bidder, Montgomery and Hatfield agree that this Agreement shall remain in full force and effect and shall control administration of the Project.
4. The parties agree that the official contacts with the contractor determined to be the Project's lowest responsible bidder ("Contractor") shall be made by Hatfield, but Montgomery agrees to timely provide all necessary input with regard to its portion of the Project.
5. Hatfield shall be responsible for constructing and paying for all of the Project's improvements with Montgomery reimbursing Hatfield for 43% of the Project's construction costs (up to a maximum of \$80,000), as set forth and described in Exhibit "A".
6. Hatfield shall be solely responsible for all Project-related fees and expenses, except that each Party is responsible for its own engineering and legal fees, to the extent applicable.
7. Montgomery agrees to pay Hatfield the total sum required for the completion of Montgomery's portion of the Project, in accordance with paragraph 5 and the Project Cost Estimate attached as Exhibit "A." Such sum shall be payable within 45-days from the dates on which invoices are submitted by Hatfield to Montgomery for work performed by the Contractor. Montgomery's payments shall be made at such times and at such amounts so that Hatfield is not required to "advance" funds on behalf of Montgomery.
8. Hatfield agrees to advise Montgomery promptly of any change orders which may be required for the Project. Hatfield must obtain Montgomery's prior written consent and approval for any change orders that expand the scope of Montgomery's portion of the Project.
9. Each party shall perform all inspection work related to and/or associated with the Project at their sole cost and expense.
10. The parties agree to provide continuous communication with each other concerning the progress of their portion of the Project and the parties



agree to respond promptly to any requests for information submitted to them by the other party.

11. Upon completion of construction of the Project, Hatfield shall own and be responsible for all costs of maintaining all of the Project's improvements, as set forth and described in Exhibit "A". Montgomery shall own and be responsible for all costs of maintaining the improvements associated with its portion of the Project.
12. The parties agree to indemnify and hold each other harmless from any and all damages, claims and causes of action relating to the Project, provided such damage, claim or cause of action was not caused by the other party. Notwithstanding the foregoing, neither Montgomery nor Hatfield waive any of the protections of Pennsylvania's Political Subdivision Torts Claims Act. Nothing in this Agreement shall cause either party to be liable to any third party in an amount in excess of the maximum amount such party alone may be responsible for under the Political Subdivision Torts Claims Act.
13. This Agreement shall be construed in accordance with the laws of the Commonwealth of Pennsylvania and may only be modified by a written document executed by the signatories to this Agreement.
14. This Agreement represents the entire understanding of the parties with respect to the subject matter hereof. No modification or amendment of this Agreement shall be binding unless contained in a writing signed by Hatfield and Montgomery.
15. This Agreement may be executed in any number of counterparts, each of which, when executed and delivered, shall be an original, but all such counterparts shall constitute one and the same instrument.
16. Each provision of this Agreement shall be considered severable. If for any reason any provision of this Agreement is determined to be illegal or in valid, such illegality or invalidity shall not impair the operation of or affect those portions of this Agreement that are valid and this Agreement shall be construed in all respects as if such invalid or illegal provision was omitted or modified.
17. A waiver of any breach or default by any party in the performance by that party of its obligations hereunder is not a waiver of any other breach or default in the performance by that party of the same or any other obligations of that party hereunder. Failure on the part of a party to complain of any act of any party or to declare any party in default hereunder, irrespective of how long that failure continues, does not

constitute a waiver by that person of its rights with respect to that default until the applicable statute of limitations period has run.

**IN WITNESS WHEREOF**, The parties set their hands and seals to this document the day and date set out in the introduction to this Agreement.

ATTEST:

**HATFIELD TOWNSHIP**

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AARON BIBRO  
*Township Manager/ Secretary*

---

TOM ZIPFEL, *President*

ATTEST:

**MONTGOMERY TOWNSHIP**

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LAWRENCE J. GREGAN,  
*Township Manager/ Secretary*

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CANDYCE FLUEHR CHIMERA,  
*Chairperson*

**EXHIBIT “A”**  
*Opinion of Probable Cost*

{02399532;v1 }



May 22, 2018

Montgomery Township  
Larry Gregan, Township Manager  
1001 Stump Rd  
Montgomeryville, PA 18936

Dear Mr. Gregan,

I am writing on behalf of the Hatfield Township Board of Commissioners to respectfully request that the Montgomery Township Supervisors consider sharing in the cost to make necessary repairs to storm water facilities on Line Street, a road that is jointly owned and maintained by the two respective municipalities.

The failing storm sewer, located adjacent to 1000 North Line Street, has created several sinkholes over the past several years which were repaired with short-term solutions by the Hatfield Township Public Works Department.

Since the road is slated to be paved in the upcoming years, Hatfield Township desires to make permanent repairs to these facilities in order to prevent future damage to the road.

Given the location of the project and the volume of storm water being collected from Montgomery Township, the Hatfield Board of Commissioners ask that the Montgomery Township Supervisors consider sharing the projected \$220,000 construction cost evenly, minus any contribution considered by Lansdale Borough.

The Townships have enjoyed great partnerships over the past several years throughout all departments and we hope that this will be another example of inter-municipal cooperation which ultimately benefits the taxpayers from both communities.

Thank you for your consideration,

  
Aaron Bibro  
Hatfield Township Manager

PROP. STEEL FLARED END  
SECTION W/ TRASH RACK  
INV. 344.44

N/L  
Ronald J. and Anita Skottleski  
Blk. 32, Unit 87  
225

EXIST. SHED TO BE  
TEMPORARILY RELOCATED

N/L  
Kevin S. Wholes and Annette Murphy  
Blk. 32, Unit 91  
1000

N/L  
Eugene W. Vorell  
Blk. 32, Unit 81  
1022

PROP. 20' WIDE STORM  
EASEMENT

PROP. EDGE OF DRIVEWAY

PROP. 12'x4' JUNCTION  
BOX W/ TYPE 'C' INLET

PROP. 83"x57"  
CMP ARCH PIPE

PROP. SAN. DOGHOUSE MH  
RIM 353.44±  
INV. 345.78±

PROP. 11 L.F. OF  
CURB

PROP. 23 L.F. OF  
DEPRESSED CURB

PROP. BOX CULVERT  
(3'-0"x10'-0")

PROP. 48"Ø HDPE

PROP. 12'x5' JUNCTION  
BOX W/ TYPE 'C' INLET

NORTH LINE  
STREET

Basin Outlet  
Structure  
T.G. 357.78  
Inv. 352.08

San. Manhole #45A  
T.G. 360.44  
Inv. 349.24

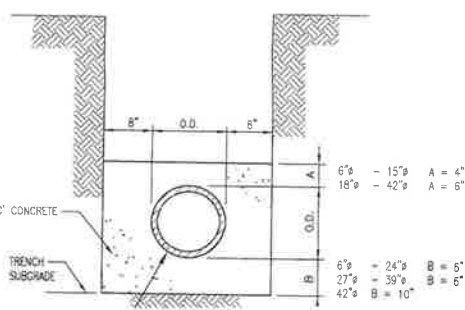
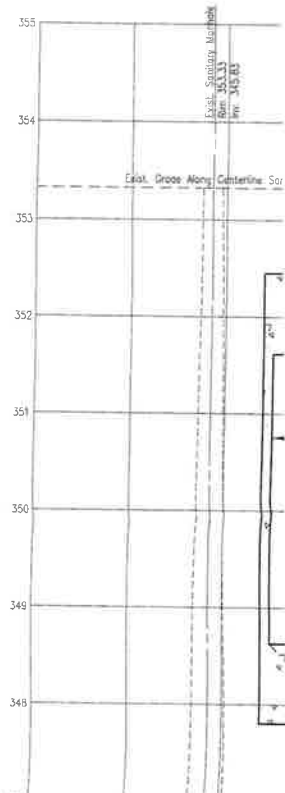
PROP. 20 L.F. OF  
48"Ø HDPE @ 3.65%

Approx. Location of 8"  
DIP Water Main

PROP. 8" DIP  
SEWER MAIN

PROP. 1  
ENCASE

0+00



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**

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SUBJECT: Consider Authorization to Engage Legal Counsel – Hudson Palmer Homer, Inc. – David Cutler Bankruptcy Matter

MEETING DATE: December 17, 2018

ITEM NUMBER: #14

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

REASON FOR CONSIDERATION: Operational: XX    Policy:    Discussion:    Information:

INITIATED BY: Lawrence J. Grogan  
Township Manager

BOARD LIAISON: Candyce Fluehr Chimera,  
Chairman

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BACKGROUND:

The Board is requested to authorize execution of the attached engagement letter with Kevin S. Anderson, Esq., of the firm of Elliott Greenleaf, Blue Bell, PA as legal counsel to represent the Township in the Hudson Palmer Home, Inc. – David Cutler Bankruptcy Matter.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT: TBD.

RECOMMENDATION: Authorize execution of engagement letter with Kevin S. Anderson, Esq., of the firm of Elliott Greenleaf, Blue Bell, PA as legal counsel to represent the Township in the Hudson Palmer Home, Inc. – David Cutler Bankruptcy Matter.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize execution of the engagement letter with Kevin S. Anderson, Esq., of the firm of Elliott Greenleaf, Blue Bell, PA as legal counsel to represent the Township in the Hudson Palmer Home, Inc. – David Cutler Bankruptcy Matter.

MOTION: \_\_\_\_\_ SECOND: \_\_\_\_\_

ROLL CALL:

|                        |     |         |         |        |
|------------------------|-----|---------|---------|--------|
| Tanya C. Bamford       | Aye | Opposed | Abstain | Absent |
| Michael J. Fox         | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell   | Aye | Opposed | Abstain | Absent |
| Matthew W. Quigg       | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

# Elliott Greenleaf

A Professional Corporation

Kevin S. Anderson  
Direct Dial: (215) 977-1045  
E-mail: ksa@elliottgreenleaf.com  
Also admitted in Florida

925 Harvest Drive - Suite 300  
Blue Bell, Pennsylvania 19422  
Phone: (215) 977-1000 • Fax: (215) 977-1099  
www.elliottgreenleaf.com

November 30, 2018

*Via e-mail fbartle@dbyd.com*

Montgomery Township  
c/o Frank Bartle, Esquire  
Solicitor  
Dischell Bartle Dooley  
1800 PennBrook Parkway, Ste. 200  
P.O. Box 107  
Lansdale, PA 19446

RE: **Hudson Palmer Homes, Inc. – David Cutler**

Dear Sirs :

As per my conversation on November 29, 2018 with your solicitor, Frank Bartle, Esquire, I am sending this letter in accordance with the requirements of the Code of Professional Responsibility applicable to attorneys licensed to practice in the Commonwealth of Pennsylvania. Its purpose is to set forth the terms of this firm's representation of Montgomery Township in connection with the chapter 7 case filed by Hudson Palmer Homes, Inc. in the United States Bankruptcy Court for the Eastern District of Pennsylvania.

We request that you execute a copy of this letter and return it to us. A scanned copy is acceptable.

The terms of our engagement are as follows:

1. We will bill you on a monthly basis at our normal hourly rates then in effect. At the present, the attorneys who will likely work on this matter along with our applicable hourly rates are: Thomas J. Elliott, Esquire (\$465/hour), Eric M. Suttly, Esquire (\$480/hour), Jonathan M. Stemerman, Esquire (\$400/hour), Sarah Denis, Esquire (\$275/hour), Kate H. Harmon, Esquire (\$320/hour) and myself (\$465/hour). While I will be the principal attorney responsible for handling your matter, we will apply our resources and professional services in the most economical and cost-effective manner possible under the circumstances.

2. Payment of each bill is due upon receipt, and payment should be made no later than thirty (30) days from the date of invoicing to you. If invoices are not timely paid,

Montgomery Township  
c/o Frank Bartle, Esquire  
Solicitor  
November 30, 2018  
Page 2

we will require payment on interest on the account balance (1¼% per month), and we may also require an advance retainer in addition to the initial retainer described below before future work will be performed.

3. Our hourly rates for legal services may change from time to time, and you will be billed monthly at the hourly rates effective after notification to you of any rate change.

4. Notwithstanding any reference to the payment for our hourly fees for attorney time, you will be separately responsible for all out-of-pocket costs incurred by our law firm in this matter, including court filing fees, photocopying costs, postage, telecopier, computer legal research, and mailing costs. These costs will be billed to you monthly. Invoices submitted by third party vendors for work performed on your behalf, such as charges for transcripts or photocopying, will be sent to you for direct payment by you to the vendor in accordance with the vendor's invoice. It sometimes happens that there is a delay in our receipt of a charge. For example, we may receive a charge for copying several months after the work was made. In such a situation (which sometimes occurs after we have sent what we believe to have been a final bill), the charge will be included in a follow-up bill to you. Given the nature of our engagement, I do not expect the cost reimbursement will be very large unless litigation arises.

5. The firm will not require a retainer before we begin providing services although we reserve the right to revisit this issue should circumstances require.

6. You have the right to terminate our representation at any time, at your sole discretion. In turn, we have the right, at our discretion, to discontinue the representation when certain circumstances arise. Those circumstances include conflicts of interest, compliance with the Rules of Professional Conduct governing attorneys, failure to reasonably cooperate with counsel, non-payment for services and/or costs incurred as they become due, and/or other non-compliance with the terms of the representation, including any failure to advance or replenish any retainer for ongoing work. In the event the law firm's representation of your interests is terminated: (a) all costs and outstanding attorneys' fees shall be paid within fifteen (15) days of notice of termination; and (b) any outstanding retainer shall be held in escrow pending resolution of all outstanding costs and invoices in this matter.

7. Upon your breach of this Agreement, including the failure to timely make any required payment, the law firm may commence an action against you to recover payment of any and all delinquent and/or outstanding invoices. This fee agreement is governed by Pennsylvania law, and any disputes arising under, or concerning its enforcement or interpretation, shall be exclusively resolved in the federal or state courts in the Commonwealth of Pennsylvania. You further agree that in the event the law firm commences an action to recover payment on any delinquent or outstanding invoice under this Agreement, if the Court finds that the law firm is entitled to any part of its requested



Montgomery Township  
c/o Frank Bartle, Esquire  
Solicitor  
November 30, 2018  
Page 3

relief, the Court shall also award to the law firm all of its costs of collection, including reasonable attorney's fees, incurred in obtaining the recovery without objection from you.

8. The law firm is not obligated to keep client files/records related to a matter after that matter is concluded, or the firm's representation is terminated. Unless required to do so by operation of law, the law firm may destroy any file materials (hard copy or electronic form) after termination of the matter or termination of our representation, unless you direct the law firm to return the records to you at your cost within sixty days of the termination of the matter.

9. We want and invite your strong participation in the matter and need your help as a team member. It is our function as attorneys to offer you guidance, direction and advice concerning alternatives and certainly what our view of the law applied to the facts of your situation is and how that affects you. You will, however, have to make the final decisions and will do so in matters where a choice must be made.

10. There may be times when you will telephone us and we will not be available to answer your call or to get back to you immediately. We may be in court or we may be out of town, and there are situations where there can be delay. We will attempt to make those circumstances as few as possible, and we invite you to leave detailed messages via voice mail or e-mail to minimize delay in our addressing your concerns.

11. This fee agreement is governed by Pennsylvania law, and any disputes arising under it, or concerning its enforcement or interpretation, shall be exclusively resolved in the federal or state courts in the Commonwealth of Pennsylvania.

12. This fee agreement represents the entire understanding and agreement of the parties. It may not be modified unless in writing, mutually agreed upon and signed by authorized persons on behalf of each party.

If the foregoing is satisfactory, please return a copy of this letter signed by you or your authorized agent to me as soon as possible and make arrangements for payment of the retainer.

Montgomery Township  
c/o Frank Bartle, Esquire  
Solicitor  
November 30, 2018  
Page 4

We look forward to working with you.

Very truly yours,

A handwritten signature in black ink, appearing to read 'K. S. Anderson', written in a cursive style.

Kevin S. Anderson

KSA/me

Read and approved:

Montgomery Township

By: \_\_\_\_\_

Title: \_\_\_\_\_

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**

**SUBJECT:** Consider Construction Escrow Release 2, LDS 694 – Higher Rock Partners – Phase 1

**MEETING DATE:** December 17, 2018

**ITEM NUMBER:** 15a

**MEETING/AGENDA:** WORK SESSION ACTION XX NONE

**REASON FOR CONSIDERATION:** Operational: XX Information: Discussion: Policy:

**INITIATED BY:** Bruce Shoupe  
Director of Planning and Zoning

**BOARD LIAISON:** Candyce Fluehr Chimera  
Chairman

**BACKGROUND:**

Attached is a construction escrow release requested by Higher Rock Partners, LP for Phase 1 as recommended by the Township Engineer.

The original amount of the escrow for Phase 1 was \$1,821,622.83, held as a LOC with Beneficial Bank. This letter of credit was replaced by a new LOC from Fulton Bank in the amount of \$1,441,965.53 after escrow Release #1. This is the second release for Phase 1 in the amount of \$ 462,536.30. The new balance would be \$ 979,429.23.

**ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:** None

**PREVIOUS BOARD ACTION:** None

**ALTERNATIVES/OPTIONS:**

Approve or not approve the construction escrow release.

**BUDGET IMPACT:** None

**RECOMMENDATION:**

That this construction escrow be released.

**MOTION/RESOLUTION:**

The Board of Supervisors hereby authorize a construction escrow release in the amount of \$ 462,536.30 for Phase 1 as recommended by the Township Engineer for the Higher Rock Partners, LP.

**MOTION** \_\_\_\_\_ **SECOND** \_\_\_\_\_ **VOTE** \_\_\_\_\_

**ROLL CALL:**

|                        |     |         |         |        |
|------------------------|-----|---------|---------|--------|
| Tanya C. Bamford       | Aye | Opposed | Abstain | Absent |
| Michael J. Fox         | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell   | Aye | Opposed | Abstain | Absent |
| Matthew W. Quigg       | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |

**DISTRIBUTION:** Board of Supervisors, Frank R. Bartle, Esq.



December 10, 2018

File No. 2016-07014-01

Lawrence J. Gregan, Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936-9605

Reference: Higher Rock Partners, LP - Grading Permit (Phase 1) – LDS#694  
Escrow Release 2

Dear Bruce:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements attached to this letter in the amount of \$462,536.30 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Please be advised that these improvements will be subject to a final inspection prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.

JPD/sl

Enclosure: Release of Escrow Form (December 10, 2018)  
Summary of Improvement Escrow Account (December 10, 2018)

cc: Bruce S. Shoupe, Director of Planning and Zoning  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Mary Gambino, Project Coordinator - Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
John Antonucci – Higher Rock Partners, LP  
Jim Kahn, President – Higher Rock Partners, LP  
James M. DeNave, P.E., Director of Operations - PH&C, LLC  
George Hartman, P.E. – Bohler Engineering  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.  
Brian Dusault, Construction Services Manager - Gilmore & Associates, Inc.

## RELEASE OF ESCROW FORM

James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.  
65 East Butler Avenue, Suite 100  
New Britain, PA 18901  
215-345-4330

Date: 12/03/2018

**Development:** Higher Rock - Grading Permit - LDS-694

**G&A Project #:** 2016-07014-01

**Release #:** 2

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$462,536.30. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

### **ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.**

Mr. Lawrence Gregan  
Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

Date: 12/10/2018

Dear Mr. Gregan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$462,536.30 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

James P. Dougherty 12/10/18

James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # \_\_\_\_\_

WHEREAS, a request for release of escrow was received from Higher Rock Partners, LP for Higher Rock - Grading Permit - LDS-694, in the amount of \$462,536.30, on the representation that work set forth in the Land Development Agreement to the extent has been completed and; WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$462,536.30; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$462,536.30; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum.  
BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Letter of Credit with Montgomery Township in total sum of \$1,821,622.83 pursuant to a signed Land Development Agreement and that \$379,657.30 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$979,429.23 in escrow.

MOTION BY: \_\_\_\_\_

VOTE: \_\_\_\_\_

SECOND BY: \_\_\_\_\_

DATED: \_\_\_\_\_

RELEASED BY: \_\_\_\_\_

Department Director

|   |  |                                |
|---|--|--------------------------------|
| PROJECT NAME: <b>Higher Rock - Grading Permit</b> | TOTAL ENGINEERING/LEGAL (CASH ESCROW) \$ 40,000.00 | MONTGOMERY TOWNSHIP            |
| DEVELOPER: Higher Rock Partners, LP               | TOTAL ADMINISTRATION (CASH ESCROW) \$ 5,000.00     | TOWNSHIP NO.: LDS-694          |
| ESCROW AGENT: Fulton Bank                         |  | G&A PROJECT NO.: 2016-07014-01 |
| TYPE OF SECURITY: Letter of Credit                | MAINTENANCE BOND AMOUNT (15%) \$ 248,403.11        | AGREEMENT DATE:                |

| SUMMARY OF IMPROVEMENT ESCROW ACCOUNT | TOTAL COST             | RELEASE REQUESTS     |                      |                      | BALANCE              |
|---------------------------------------|------------------------|----------------------|----------------------|----------------------|----------------------|
|                                       |                        | CURRENT              | PRIOR                | TOTAL                |                      |
| CONSTRUCTION                          | \$1,656,020.75         | \$ 462,536.30        | \$ 379,657.30        | \$ 842,193.60        | \$813,827.15         |
| CONTINGENCY (10%)                     | \$ 165,602.08          | \$ -                 | \$ -                 | \$ -                 | \$ 165,602.08        |
| <b>TOTAL</b>                          | <b>\$ 1,821,622.83</b> | <b>\$ 462,536.30</b> | <b>\$ 379,657.30</b> | <b>\$ 842,193.60</b> | <b>\$ 979,429.23</b> |

| CONSTRUCTION ITEMS  |  |    |         |               | UNIT | QUANTITY   | UNIT COST | TOTAL COST | CURRENT REQUEST |               | PRIOR REQUESTS |               | TOTAL REQUESTS (incl. current release) |               | AVAILABLE FOR RELEASE (incl. current release) |               |
|---|--|----|---------|---------------|------|------------|-----------|------------|-----------------|---------------|----------------|---------------|--|---------------|---|---------------|
|   |  |    |         |               |      |            |           |            | QTY             | COST          | QTY            | COST          | QTY                                    | COST          | QTY   | COST          |
| PHASE I (GRADING PERMIT)  |  |    |         |               |      |            |           |            |                 |               |                |               |  |               |   |               |
| 1.A. <u>SOIL EROSION AND SEDIMENT CONTROL</u>                               |  |    |         |               |      |            |           |            |                 |               |                |               |  |               |   |               |
| <u>Stage 1</u>  |  |    |         |               |      |            |           |            |                 |               |                |               |  |               |   |               |
| 1.  | Construction Entrance  | EA | 2       | \$ 7,600.00   | \$   | 15,200.00  |           |            | \$              | -             | 1.00           | \$ 7,600.00   | 1.00                                   | \$ 7,600.00   | 1.00  | \$ 7,600.00   |
| 2.  | 12 inch Filter Sock  | LF | 380     | \$ 3.75       | \$   | 1,425.00   |           |            | \$              | -             | 380.00         | \$ 1,425.00   | 380.00                                 | \$ 1,425.00   | \$  | -             |
| 3.  | 18 inch Filter Sock  | LF | 2,490   | \$ 5.75       | \$   | 14,317.50  |           |            | \$              | -             | 2,490.00       | \$ 14,317.50  | 2,490.00                               | \$ 14,317.50  | \$  | -             |
| 4.  | 32 inch Filter Sock  | LF | 600     | \$ 12.75      | \$   | 7,650.00   |           |            | \$              | -             | 600.00         | \$ 7,650.00   | 600.00                                 | \$ 7,650.00   | \$  | -             |
| 5.  | Silt Fence   | LF | 1,000   | \$ 1.75       | \$   | 1,750.00   |           |            | \$              | -             | 1,000.00       | \$ 1,750.00   | 1,000.00                               | \$ 1,750.00   | \$  | -             |
| 6.  | NAG SC-150 BN  | SF | 77,200  | \$ 0.24       | \$   | 18,528.00  |           |            | 77,200.00       | \$ 18,528.00  | \$             | -             | 77,200.00                              | \$ 18,528.00  | \$  | -             |
| 7.  | Temporary Vegetation Stockpiles                                | SF | 100,000 | \$ 0.04       | \$   | 4,000.00   |           |            | 100,000.00      | \$ 4,000.00   | \$             | -             | 100,000.00                             | \$ 4,000.00   | \$  | -             |
| 8.  | Tree Protection Fence (2,200 LF installed prior to agreements) | LF |         | \$ 1.75       | \$   | -          |           |            |                 | \$ -          | \$             | -             | \$                                     | -             | \$  | -             |
| 1.B. <u>EARTHWORK</u>   |  |    |         |               |      |            |           |            |                 |               |                |               |  |               |   |               |
| 1.  | Site Grading   | LS | 1       | \$ 424,574.00 | \$   | 424,574.00 |           |            | 0.45            | \$ 191,058.30 | 0.20           | \$ 84,914.80  | 0.65                                   | \$ 275,973.10 | 0.35  | \$ 148,600.90 |
| 2.  | Rock Blasting  | LS | 1       | \$ 516,000.00 | \$   | 516,000.00 |           |            | 0.45            | \$ 232,200.00 | 0.50           | \$ 258,000.00 | 0.95                                   | \$ 490,200.00 | 0.05  | \$ 25,800.00  |
| 3.  | Retaining Wall   | SF | 25,745  | \$ 22.25      | \$   | 572,826.25 |           |            | \$              | -             | \$             | -             | \$                                     | -             | 25,745.00                                     | \$ 572,826.25 |
| 4.  | Fall Protection Fence  | LF | 1,200   | \$ 25.00      | \$   | 30,000.00  |           |            | \$              | -             | \$             | -             | \$                                     | -             | 1,200.00                                      | \$ 30,000.00  |
| 1.C. <u>STORM SEWER</u>   |  |    |         |               |      |            |           |            |                 |               |                |               |  |               |   |               |
| 1.  | IN48   | EA | 1       | \$ 20,000.00  | \$   | 20,000.00  |           |            | \$              | -             | \$             | -             | \$                                     | -             | 1.00  | \$ 20,000.00  |
| 2.  | 24 inch Class V RCP  | LF | 50      | \$ 125.00     | \$   | 6,250.00   |           |            | 50.00           | \$ 6,250.00   | \$             | -             | 50.00                                  | \$ 6,250.00   | \$  | -             |
| 3.  | Rip Rap Outlet Protection                                      | EA | 1       | \$ 3,500.00   | \$   | 3,500.00   |           |            | 1.00            | \$ 3,500.00   | \$             | -             | 1.00                                   | \$ 3,500.00   | \$  | -             |
| 1.D. <u>MISCELLANEOUS</u>   |  |    |         |               |      |            |           |            |                 |               |                |               |  |               |   |               |
| 1.  | Construction Stakeout  | LS | 1       | \$ 20,000.00  | \$   | 20,000.00  |           |            | 0.35            | \$ 7,000.00   | 0.20           | \$ 4,000.00   | 0.55                                   | \$ 11,000.00  | 0.45  | \$ 9,000.00   |
| 1.E. <u>CONTINGENCY</u>   |  |    |         |               |      |            |           |            |                 |               |                |               |  |               |   |               |
| 1.  | 10% Contingency  | LS | 1       | \$ 165,602.08 | \$   | 165,602.08 |           |            | \$              | -             | \$             | -             | \$                                     | -             | 1.00  | \$ 165,602.08 |
| (Released upon certification of completion and receipt of Maintenance Bond) |  |    |         |               |      |            |           |            |                 |               |                |               |  |               |   |               |

**NOTES:**

- These construction items include only the scope of work approved under the grading permit (i.e. Construction Sequence Phase 1, Items 1 through 9 (reference Sheet 39 of 81, last revised August 3, 2018))
- The remainder of the improvements will be tabulated separately for recording with the land development plans and agreements
- Revised 9/28/18 to remove items completed in advance of agreements (removed: demolition, clear & grub, and TPF)

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**

**SUBJECT:** Consider Construction Escrow Release 1 - LDS 694 - Higher Rock Partners - Phase 2

**MEETING DATE:** December 17, 2018

**ITEM NUMBER:** #15B

**MEETING/AGENDA:** WORK SESSION ACTION XX NONE

**REASON FOR CONSIDERATION:** Operational: XX Information: Discussion: Policy:

**INITIATED BY:** Bruce Shoupe **BOARD LIAISON:** Candyce Fluehr Chimera  
Director of Planning and Zoning Chairman

**BACKGROUND:**

Attached is a construction escrow release requested by Higher Rock Partners, LP for Phase 2, as recommended by the Township Engineer.

The original amount of the escrow for Phase 2 was \$4,849,153.36, held as a LOC with Fulton Bank. This is the first release for Phase 2 in the amount of \$ 89,900.00. The new balance would be \$ 4,759,353.36.

**ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:** None

**PREVIOUS BOARD ACTION:** None

**ALTERNATIVES/OPTIONS:**

Approve or not approve the construction escrow release.

**BUDGET IMPACT:** None.

**RECOMMENDATION:**

That this construction escrow be released.

**MOTION/RESOLUTION:**

The Board of Supervisors hereby authorize a construction escrow release in the amount of \$ 89,900.00 for Phase 2, as recommended by the Township Engineer for the Higher Rock Partners, LP.

**MOTION** \_\_\_\_\_ **SECOND** \_\_\_\_\_ **VOTE** \_\_\_\_\_

**ROLL CALL:**

|                        |     |         |         |        |
|------------------------|-----|---------|---------|--------|
| Tanya C. Bamford       | Aye | Opposed | Abstain | Absent |
| Michael J. Fox         | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell   | Aye | Opposed | Abstain | Absent |
| Matthew W. Quigg       | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |

**DISTRIBUTION:** Board of Supervisors, Frank R. Bartle, Esq.



December 10, 2018

File No. 2016-07014-01

Lawrence J. Gregan, Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936-9605

Reference: Higher Rock Partners, LP – Land Development (Phase 2) – LDS#694  
Escrow Release 1

Dear Bruce:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements attached to this letter in the amount of \$89,800.00 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Please be advised that these improvements will be subject to a final inspection prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in blue ink that reads 'James P. Dougherty'.

James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.

JPD/sl

Enclosure: Release of Escrow Form (December 10, 2018)  
Summary of Improvement Escrow Account (December 10, 2018)

cc: Bruce S. Shoupe, Director of Planning and Zoning  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Mary Gambino, Project Coordinator - Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.  
John Antonucci – Higher Rock Partners, LP  
Jim Kahn, President – Higher Rock Partners, LP  
James M. DeNave, P.E., Director of Operations - PH&C, LLC  
George Hartman, P.E. – Bohler Engineering  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.  
Brian Dusault, Construction Services Manager - Gilmore & Associates, Inc.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 Phone: 215-345-4330 | Fax: 215-345-8606

[www.gilmore-assoc.com](http://www.gilmore-assoc.com)



**RELEASE OF ESCROW FORM**

James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.  
65 East Butler Avenue, Suite 100  
New Britain, PA 18901  
215-345-4330

Date: 12/03/2018

**Development:** Higher Rock - Land Development - LDS-694

**G&A Project #:** 2016-07014-01

**Release #:** 1

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$89,800.00. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

**ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.**

Mr. Lawrence Gregan  
Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

Date: 12/10/2018

Dear Mr. Gregan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$89,800.00 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

James P. Dougherty 12/10/18

James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # \_\_\_\_\_

WHEREAS, a request for release of escrow was received from Higher Rock Partners, LP for Higher Rock - Land Development - LDS-694, in the amount of \$89,800.00, on the representation that work set forth in the Land Development Agreement to the extent has been completed and; WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$89,800.00; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$89,800.00; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum.  
BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Letter of Credit with Montgomery Township in total sum of \$4,849,153.36 pursuant to a signed Land Development Agreement and that \$0.00 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$4,759,353.36 in escrow.

MOTION BY: \_\_\_\_\_

VOTE: \_\_\_\_\_

SECOND BY: \_\_\_\_\_

DATED: \_\_\_\_\_

RELEASED BY: \_\_\_\_\_

Department Director



Gilmore & Associates, Inc.  
Engineering and Consulting Services

ESCROW RELEASE NO. 1  
DATE PREPARED 10-Dec-2018

|  |  |                                |
|--|--|--------------------------------|
| PROJECT NAME: Higher Rock - Land Development | TOTAL ENGINEERING/LEGAL (CASH ESCROW) \$ 40,000.00 | MONTGOMERY TOWNSHIP            |
| DEVELOPER: Higher Rock Partners, LP          | TOTAL ADMINISTRATION (CASH ESCROW) \$ 5,000.00     | TOWNSHIP NO.: LDS-694          |
| ESCROW AGENT: Fulton Bank                    |  | G&A PROJECT NO.: 2016-07014-01 |
| TYPE OF SECURITY: Letter of Credit           | MAINTENANCE BOND AMOUNT (15%) \$ 661,248.19        | AGREEMENT DATE:                |

| SUMMARY OF IMPROVEMENT ESCROW ACCOUNT | TOTAL COST      | RELEASE REQUESTS |       |              | BALANCE        |
|---------------------------------------|-----------------|------------------|-------|--------------|----------------|
|                                       |                 | CURRENT          | PRIOR | TOTAL        |                |
| CONSTRUCTION                          | \$ 4,408,321.24 | \$ 89,800.00     | \$ -  | \$ 89,800.00 | \$4,318,521.24 |
| CONTINGENCY (10%)                     | \$ 440,832.12   | \$ -             | \$ -  | \$ -         | \$ 440,832.12  |
| TOTAL                                 | \$ 4,849,153.36 | \$ 89,800.00     | \$ -  | \$ 89,800.00 | \$4,759,353.36 |

| CONSTRUCTION ITEMS                     |   | UNIT     | QUANTITY | UNIT COST    | TOTAL COST    | CURRENT REQUEST |              | PRIOR REQUESTS |      | TOTAL REQUESTS (incl. current release) |              | AVAILABLE FOR RELEASE (incl. current release) |               |
|--|---|----------|----------|--------------|---------------|-----------------|--------------|----------------|------|--|--------------|---|---------------|
|  |   |          |          |              |               | QTY             | COST         | QTY            | COST | QTY                                    | COST         | QTY   | COST          |
| PHASE 2 - LAND DEVELOPMENT             |   |          |          |              |               |                 |              |                |      |  |              |   |               |
| 2.A. SOIL EROSION AND SEDIMENT CONTROL |   |          |          |              |               |                 |              |                |      |  |              |   |               |
| Stage 2                                |   |          |          |              |               |                 |              |                |      |  |              |   |               |
| 1                                      | Inlet Protection                        | EA       | 50       | \$ 255.00    | \$ 12,750.00  | 5.00            | \$ 1,275.00  | \$ -           | \$ - | 5.00                                   | \$ 1,275.00  | 45.00   | \$ 11,475.00  |
| 2                                      | 18" Filter Sock                         | LF       | 540      | \$ 5.75      | \$ 3,105.00   | 540.00          | \$ 3,105.00  | \$ -           | \$ - | 540.00                                 | \$ 3,105.00  | \$ -  | \$ -          |
| 3                                      | 24" Filter Sock                         | LF       | 200      | \$ 9.25      | \$ 1,850.00   | 200.00          | \$ 1,850.00  | \$ -           | \$ - | 200.00                                 | \$ 1,850.00  | \$ -  | \$ -          |
| 4                                      | NAG SC-150                              | SF       | 19,600   | \$ 0.24      | \$ 4,704.00   | \$ -            | \$ -         | \$ -           | \$ - | \$ -                                   | \$ -         | 19,600.00                                     | \$ 4,704.00   |
| 5                                      | Remove E&S Measures                     | LS       | 1        | \$ 8,500.00  | \$ 8,500.00   | 0.15            | \$ 1,275.00  | \$ -           | \$ - | 0.15                                   | \$ 1,275.00  | 0.85  | \$ 7,225.00   |
| 2.B. STORMWATER                        |   |          |          |              |               |                 |              |                |      |  |              |   |               |
| 1                                      | 4 in. PVC                               | LF       | 672      | \$ 25.00     | \$ 16,800.00  | \$ -            | \$ -         | \$ -           | \$ - | \$ -                                   | \$ -         | 672.00  | \$ 16,800.00  |
| 2                                      | 6 in. PVC                               | LF       | 300      | \$ 28.00     | \$ 8,400.00   | \$ -            | \$ -         | \$ -           | \$ - | \$ -                                   | \$ -         | 300.00  | \$ 8,400.00   |
| 3                                      | 15 in. HDPE                             | LF       | 2,948    | \$ 38.00     | \$ 112,024.00 | 400.00          | \$ 15,200.00 | \$ -           | \$ - | 400.00                                 | \$ 15,200.00 | 2,548.00                                      | \$ 96,824.00  |
| 4                                      | 18 in. HDPE                             | LF       | 316      | \$ 43.00     | \$ 13,588.00  | 40.00           | \$ 1,720.00  | \$ -           | \$ - | 40.00                                  | \$ 1,720.00  | 276.00  | \$ 11,868.00  |
| 5                                      | 24 in. HDPE                             | LF       | 1,322    | \$ 49.00     | \$ 64,778.00  | 550.00          | \$ 26,950.00 | \$ -           | \$ - | 550.00                                 | \$ 26,950.00 | 772.00  | \$ 37,828.00  |
| 6                                      | Inlet                                   | EA       | 50       | \$ 2,550.00  | \$ 127,500.00 | 8.00            | \$ 20,400.00 | \$ -           | \$ - | 8.00                                   | \$ 20,400.00 | 42.00   | \$ 107,100.00 |
| 7                                      | Yard Drain                              | EA       | 3        | \$ 1,595.00  | \$ 4,785.00   | \$ -            | \$ -         | \$ -           | \$ - | \$ -                                   | \$ -         | 3.00  | \$ 4,785.00   |
| 8                                      | 15 in. DW Endwall                       | EA       | 1        | \$ 1,350.00  | \$ 1,350.00   | 1.00            | \$ 1,350.00  | \$ -           | \$ - | 1.00                                   | \$ 1,350.00  | \$ -  | \$ -          |
| 9                                      | 24 in. DW Endwall                       | EA       | 1        | \$ 1,800.00  | \$ 1,800.00   | 1.00            | \$ 1,800.00  | \$ -           | \$ - | 1.00                                   | \$ 1,800.00  | \$ -  | \$ -          |
| 10                                     | Manhole                                 | EA       | 32       | \$ 2,665.00  | \$ 85,280.00  | 5.00            | \$ 13,325.00 | \$ -           | \$ - | 5.00                                   | \$ 13,325.00 | 27.00   | \$ 71,955.00  |
| 11                                     | StormTech Basin UGB1                    | 13209 CY | LS       | 1            | \$ 103,000.00 | \$ 103,000.00   | \$ -         | \$ -           | \$ - | \$ -                                   | \$ -         | 1.00  | \$ 103,000.00 |
| 12                                     | StormTech Basin UGB2A                   | 16483 CY | LS       | 1            | \$ 105,300.00 | \$ 105,300.00   | \$ -         | \$ -           | \$ - | \$ -                                   | \$ -         | 1.00  | \$ 105,300.00 |
| 13                                     | StormTech Basin UGB2B                   | 6342 CY  | LS       | 1            | \$ 40,500.00  | \$ 40,500.00    | \$ -         | \$ -           | \$ - | \$ -                                   | \$ -         | 1.00  | \$ 40,500.00  |
| 14                                     | StormTech Basin UGB2C                   | 10369 CY | LS       | 1            | \$ 66,200.00  | \$ 66,200.00    | \$ -         | \$ -           | \$ - | \$ -                                   | \$ -         | 1.00  | \$ 66,200.00  |
| 15                                     | StormTech Basin UGB3                    | 15274 CY | LS       | 1            | \$ 99,000.00  | \$ 99,000.00    | \$ -         | \$ -           | \$ - | \$ -                                   | \$ -         | 1.00  | \$ 99,000.00  |
| 16                                     | StormTech Basin UGB4A                   | 14754 CY | LS       | 1            | \$ 92,000.00  | \$ 92,000.00    | \$ -         | \$ -           | \$ - | \$ -                                   | \$ -         | 1.00  | \$ 92,000.00  |
| 17                                     | StormTech Basin UGB4B                   | 16067 CY | LS       | 1            | \$ 114,000.00 | \$ 114,000.00   | \$ -         | \$ -           | \$ - | \$ -                                   | \$ -         | 1.00  | \$ 114,000.00 |
| 18                                     | StormTech Basin UGB5                    | 17125 CY | LS       | 1            | \$ 111,000.00 | \$ 111,000.00   | \$ -         | \$ -           | \$ - | \$ -                                   | \$ -         | 1.00  | \$ 111,000.00 |
| 19                                     | Context Unit                            | EA       | 3        | \$ 60,000.00 | \$ 180,000.00 | \$ -            | \$ -         | \$ -           | \$ - | \$ -                                   | \$ -         | 3.00  | \$ 180,000.00 |
| 20                                     | Outlet Structure                        | EA       | 5        | \$ 5,400.00  | \$ 27,000.00  | \$ -            | \$ -         | \$ -           | \$ - | \$ -                                   | \$ -         | 5.00  | \$ 27,000.00  |
| 21                                     | Rip Rap                                 | EA       | 2        | \$ 775.00    | \$ 1,550.00   | 2.00            | \$ 1,550.00  | \$ -           | \$ - | 2.00                                   | \$ 1,550.00  | \$ -  | \$ -          |
| 22                                     | Snout                                   | EA       | 2        | \$ 250.00    | \$ 500.00     | \$ -            | \$ -         | \$ -           | \$ - | \$ -                                   | \$ -         | 2.00  | \$ 500.00     |
| 23                                     | Fabco Inlet Filters                     | EA       | 15       | \$ 900.00    | \$ 13,500.00  | \$ -            | \$ -         | \$ -           | \$ - | \$ -                                   | \$ -         | 15.00   | \$ 13,500.00  |
| 2.C. SITE IMPROVEMENTS                 |   |          |          |              |               |                 |              |                |      |  |              |   |               |
| 1                                      | Concrete Curb, inc. curb line sealing   | LF       | 10,154   | \$ 17.00     | \$ 172,618.00 | \$ -            | \$ -         | \$ -           | \$ - | \$ -                                   | \$ -         | 10,154.00                                     | \$ 172,618.00 |
| 2                                      | Std Paving 1.5 in. 9.5mm Wearing Course | SY       | 15,000   | \$ 7.00      | \$ 105,000.00 | \$ -            | \$ -         | \$ -           | \$ - | \$ -                                   | \$ -         | 15,000.00                                     | \$ 105,000.00 |
| 3                                      | Std Paving 2.5 in. 25mm Binder Course   | SY       | 15,000   | \$ 9.00      | \$ 135,000.00 | \$ -            | \$ -         | \$ -           | \$ - | \$ -                                   | \$ -         | 15,000.00                                     | \$ 135,000.00 |
| 4                                      | Std Paving 8 in. 2A Stone               | SY       | 15,000   | \$ 8.00      | \$ 120,000.00 | \$ -            | \$ -         | \$ -           | \$ - | \$ -                                   | \$ -         | 15,000.00                                     | \$ 120,000.00 |
| 5                                      | HD Paving 2.0 in. 9.5mm Wearing Course  | SY       | 2,946    | \$ 8.50      | \$ 25,041.00  | \$ -            | \$ -         | \$ -           | \$ - | \$ -                                   | \$ -         | 2,946.00                                      | \$ 25,041.00  |
| 6                                      | HD Paving 3.0 in. 25mm Binder Course    | SY       | 2,946    | \$ 9.50      | \$ 27,987.00  | \$ -            | \$ -         | \$ -           | \$ - | \$ -                                   | \$ -         | 2,946.00                                      | \$ 27,987.00  |
| 7                                      | HD Paving 10 in. 2A Stone               | SY       | 2,946    | \$ 10.00     | \$ 29,460.00  | \$ -            | \$ -         | \$ -           | \$ - | \$ -                                   | \$ -         | 2,946.00                                      | \$ 29,460.00  |
| 8                                      | Witchwood 1.5 in. 9.5mm Wearing Course  | SY       | 5,000    | \$ 7.75      | \$ 38,750.00  | \$ -            | \$ -         | \$ -           | \$ - | \$ -                                   | \$ -         | 5,000.00                                      | \$ 38,750.00  |
| 9                                      | Witchwood 2.5 in. 19mm Binder Course    | SY       | 5,000    | \$ 17.50     | \$ 87,500.00  | \$ -            | \$ -         | \$ -           | \$ - | \$ -                                   | \$ -         | 5,000.00                                      | \$ 87,500.00  |

|   |  |   |
|---|--|---|
| <b>PROJECT NAME:</b> Higher Rock - Land Development | <b>TOTAL ENGINEERING/LEGAL (CASH ESCROW):</b> \$ 40,000.00 | <b>MONTGOMERY TOWNSHIP</b>                |
| <b>DEVELOPER:</b> Higher Rock Partners, LP          | <b>TOTAL ADMINISTRATION (CASH ESCROW):</b> \$ 5,000.00     | <b>TOWNSHIP NO.:</b> LDS-694              |
| <b>ESCROW AGENT:</b> Fulton Bank                    |  | <b>G&amp;A PROJECT NO.:</b> 2016-07014-01 |
| <b>TYPE OF SECURITY:</b> Letter of Credit           | <b>MAINTENANCE BOND AMOUNT (15%):</b> \$ 661,248.19        | <b>AGREEMENT DATE:</b>                    |
| <b>SUMMARY OF IMPROVEMENT ESCROW ACCOUNT</b>        |  |   |
|   | <b>TOTAL COST</b>  | <b>RELEASE REQUESTS</b>                   |
|   |  | <b>CURRENT PRIOR TOTAL</b>                |
| CONSTRUCTION  | \$ 4,406,321.24  | \$ 89,800.00 \$ - \$ 89,800.00            |
| CONTINGENCY (10%)                                   | \$ 440,832.12  | \$ - \$ - \$ -                            |
| <b>TOTAL</b>  | <b>\$ 4,849,153.36</b>                                     | <b>\$ 89,800.00 \$ - \$ 89,800.00</b>     |
|   |  | <b>BALANCE</b>                            |
|   |  | \$ 4,318,521.24                           |
|   |  | \$ 440,832.12                             |
|   |  | <b>\$ 4,759,353.36</b>                    |

| CONSTRUCTION ITEMS                        |   |    |        |    | UNIT      | QUANTITY | UNIT COST  | TOTAL COST | CURRENT REQUEST |      | PRIOR REQUESTS |      | TOTAL REQUESTS<br>(incl. current release) |      | AVAILABLE FOR RELEASE<br>(incl. current release) |           |               |
|---|---|----|--------|----|-----------|----------|------------|------------|-----------------|------|----------------|------|---|------|--|-----------|---------------|
|   |   |    |        |    |           |          |            |            | QTY             | COST | QTY            | COST | QTY                                       | COST | QTY  | COST      |               |
| <b>2.C. SITE IMPROVEMENTS (continued)</b> |   |    |        |    |           |          |            |            |                 |      |                |      |   |      |  |           |               |
| 10.                                       | Witchwood 7 in 25mm Binder Course                             | SY | 5,000  | \$ | 39.00     | \$       | 195,000.00 |            | \$              | -    |                | \$   | -   | \$   | -  | 5,000.00  | \$ 195,000.00 |
| 11.                                       | Witchwood 6 in 2A Stone                                       | SY | 5,000  | \$ | 12.00     | \$       | 60,000.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 5,000.00  | \$ 60,000.00  |
| 12.                                       | Wawa 2.0 in 9.5mm Wearing Course                              | SY | 6,100  | \$ | 8.50      | \$       | 51,850.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 6,100.00  | \$ 51,850.00  |
| 13.                                       | Wawa 4 in 25mm BCBC   | SY | 6,100  | \$ | 10.00     | \$       | 61,000.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 6,100.00  | \$ 61,000.00  |
| 14.                                       | Wawa 8 in 2A Stone  | SY | 6,100  | \$ | 8.00      | \$       | 48,800.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 6,100.00  | \$ 48,800.00  |
| 15.                                       | Heavy Duty Concrete (4,000 psi w/ fiber), inc. 6 inch 2A      | SF | 25,325 | \$ | 13.00     | \$       | 329,225.00 |            | \$              | -    |                | \$   | -   | \$   | -  | 25,325.00 | \$ 329,225.00 |
| 16.                                       | Concrete Sidewalk (4,000 psi w/ fiber), inc. 4 inch 2A        | SF | 20,277 | \$ | 7.50      | \$       | 152,077.50 |            | \$              | -    |                | \$   | -   | \$   | -  | 20,277.00 | \$ 152,077.50 |
| 17.                                       | ADA/PeenDOT Compliant Ramp, inc. DWS                          | EA | 28     | \$ | 3,000.00  | \$       | 84,000.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 28.00     | \$ 84,000.00  |
| 18.                                       | Retaining Wall - Pump Station                                 | SF | 413    | \$ | 22.55     | \$       | 9,313.15   |            | \$              | -    |                | \$   | -   | \$   | -  | 413.00    | \$ 9,313.15   |
| 19.                                       | Retaining Wall - Wendy's                                      | SF | 2,948  | \$ | 22.55     | \$       | 66,477.40  |            | \$              | -    |                | \$   | -   | \$   | -  | 2,948.00  | \$ 66,477.40  |
| 20.                                       | Retaining Wall - Wawa   | SF | 3,051  | \$ | 22.55     | \$       | 68,800.05  |            | \$              | -    |                | \$   | -   | \$   | -  | 3,051.00  | \$ 68,800.05  |
| 21.                                       | Retaining Wall - North Retail                                 | SF | 2,412  | \$ | 22.55     | \$       | 54,390.60  |            | \$              | -    |                | \$   | -   | \$   | -  | 2,412.00  | \$ 54,390.60  |
| 22.                                       | Retaining Wall - Garden Center North                          | SF | 692    | \$ | 22.55     | \$       | 15,604.60  |            | \$              | -    |                | \$   | -   | \$   | -  | 692.00    | \$ 15,604.60  |
| 23.                                       | Retaining Wall - Garden Center South                          | SF | 595    | \$ | 22.55     | \$       | 13,439.80  |            | \$              | -    |                | \$   | -   | \$   | -  | 595.00    | \$ 13,439.80  |
| 24.                                       | Retaining Wall - Office Building                              | SF | 3,304  | \$ | 22.55     | \$       | 74,505.20  |            | \$              | -    |                | \$   | -   | \$   | -  | 3,304.00  | \$ 74,505.20  |
| 25.                                       | Sleeve-Its for Fence, 6 ft. on Center                         | LS | 1      | \$ | 16,500.00 | \$       | 16,500.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 1.00      | \$ 16,500.00  |
| 26.                                       | Sleeve-Its for Guiderail, Walls 1, 2, 3, & 6                  | LS | 1      | \$ | 7,100.00  | \$       | 7,100.00   |            | \$              | -    |                | \$   | -   | \$   | -  | 1.00      | \$ 7,100.00   |
| 27.                                       | Traffic Control Signs Mounted on Poles                        | EA | 36     | \$ | 250.00    | \$       | 9,000.00   |            | \$              | -    |                | \$   | -   | \$   | -  | 36.00     | \$ 9,000.00   |
| 28.                                       | Concrete Bollards   | EA | 63     | \$ | 600.00    | \$       | 37,800.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 63.00     | \$ 37,800.00  |
| <b>2.D. LIGHTING</b>                      |   |    |        |    |           |          |            |            |                 |      |                |      |   |      |  |           |               |
| 1.  | Single LED, 6 inch exposed foundation, 20.5 ft. mounting ht.  | EA | 10     | \$ | 3,200.00  | \$       | 32,000.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 10.00     | \$ 32,000.00  |
| 2.  | Double LED, 6 inch exposed foundation, 20.5 ft. mounting ht.  | EA | 4      | \$ | 3,800.00  | \$       | 15,200.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 4.00      | \$ 15,200.00  |
| 3.  | Single LED, 30 inch exposed foundation, 20.5 ft. mounting ht. | EA | 41     | \$ | 3,500.00  | \$       | 143,500.00 |            | \$              | -    |                | \$   | -   | \$   | -  | 41.00     | \$ 143,500.00 |
| 4.  | Double LED, 6 inch exposed foundation, 20.5 ft. mounting ht.  | EA | 19     | \$ | 4,100.00  | \$       | 77,900.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 19.00     | \$ 77,900.00  |
| <b>2.E. LANDSCAPING</b>                   |   |    |        |    |           |          |            |            |                 |      |                |      |   |      |  |           |               |
| <b>Shade Trees</b>                        |   |    |        |    |           |          |            |            |                 |      |                |      |   |      |  |           |               |
| 1.  | Acer rubrum 'Autumn Flame' (3" cal. min.)                     | EA | 22     | \$ | 600.00    | \$       | 13,200.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 22.00     | \$ 13,200.00  |
| 2.  | Acer rubrum 'Red Sunset' (3" cal. min.)                       | EA | 18     | \$ | 600.00    | \$       | 10,800.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 18.00     | \$ 10,800.00  |
| 3.  | Carpinus caroliniana (3" cal. min.)                           | EA | 17     | \$ | 600.00    | \$       | 10,200.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 17.00     | \$ 10,200.00  |
| 4.  | Catalpa speciosa (3" cal. min.)                               | EA | 15     | \$ | 600.00    | \$       | 9,000.00   |            | \$              | -    |                | \$   | -   | \$   | -  | 15.00     | \$ 9,000.00   |
| 5.  | Ginkgo biloba (3" cal. min.)                                  | EA | 27     | \$ | 600.00    | \$       | 16,200.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 27.00     | \$ 16,200.00  |
| 6.  | Gleditsia triacanthos intermis 'Skycole' (3" cal. min.)       | EA | 15     | \$ | 600.00    | \$       | 9,000.00   |            | \$              | -    |                | \$   | -   | \$   | -  | 15.00     | \$ 9,000.00   |
| 7.  | Liquidambar styraciflua 'Slender Silhouette' (3" cal. min.)   | EA | 12     | \$ | 600.00    | \$       | 7,200.00   |            | \$              | -    |                | \$   | -   | \$   | -  | 12.00     | \$ 7,200.00   |
| 8.  | Liquidambar styraciflua 'Rotundiloba' (3" cal. min.)          | EA | 33     | \$ | 600.00    | \$       | 19,800.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 33.00     | \$ 19,800.00  |
| 9.  | Nyssa sylvatica (3" cal. min.)                                | EA | 26     | \$ | 600.00    | \$       | 15,600.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 26.00     | \$ 15,600.00  |
| 10.                                       | Parrotia persica (3" cal. min.)                               | EA | 28     | \$ | 600.00    | \$       | 16,800.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 28.00     | \$ 16,800.00  |
| 11.                                       | Platanus x acerifolia 'Bloodgood' (3" cal. min.)              | EA | 12     | \$ | 600.00    | \$       | 7,200.00   |            | \$              | -    |                | \$   | -   | \$   | -  | 12.00     | \$ 7,200.00   |
| 12.                                       | Salix x elegantissima (3" cal. min.)                          | EA | 3      | \$ | 600.00    | \$       | 1,800.00   |            | \$              | -    |                | \$   | -   | \$   | -  | 3.00      | \$ 1,800.00   |
| 13.                                       | Stewartia pseudocamellia (3" cal. min.)                       | EA | 11     | \$ | 600.00    | \$       | 6,600.00   |            | \$              | -    |                | \$   | -   | \$   | -  | 11.00     | \$ 6,600.00   |
| 14.                                       | Zelkova serrata 'Village Green' (3" cal. min.)                | EA | 35     | \$ | 600.00    | \$       | 21,000.00  |            | \$              | -    |                | \$   | -   | \$   | -  | 35.00     | \$ 21,000.00  |
| <b>Ornamental Trees</b>                   |   |    |        |    |           |          |            |            |                 |      |                |      |   |      |  |           |               |

|   |  |                                |
|---|--|--------------------------------|
| PROJECT NAME: <b>Higher Rock - Land Development</b> | TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 40,000.00 | MONTGOMERY TOWNSHIP            |
| DEVELOPER: Higher Rock Partners, LP                 | TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00  | TOWNSHIP NO.: LDS-694          |
| ESCROW AGENT: Fulton Bank                           |  | G&A PROJECT NO.: 2016-07014-01 |
| TYPE OF SECURITY: Letter of Credit                  | MAINTENANCE BOND AMOUNT (15%): \$ 661,248.19     | AGREEMENT DATE:                |

| SUMMARY OF IMPROVEMENT ESCROW ACCOUNT | TOTAL COST             | RELEASE REQUESTS    |             |                     | BALANCE                |
|---------------------------------------|------------------------|---------------------|-------------|---------------------|------------------------|
|                                       |                        | CURRENT             | PRIOR       | TOTAL               |                        |
| CONSTRUCTION                          | \$ 4,408,321.24        | \$ 89,800.00        | \$ -        | \$ 89,800.00        | \$ 4,318,521.24        |
| CONTINGENCY (10%)                     | \$ 440,832.12          | \$ -                | \$ -        | \$ -                | \$ 440,832.12          |
| <b>TOTAL</b>                          | <b>\$ 4,849,153.36</b> | <b>\$ 89,800.00</b> | <b>\$ -</b> | <b>\$ 89,800.00</b> | <b>\$ 4,759,353.36</b> |

| CONSTRUCTION ITEMS                  |   |    |         | UNIT | QUANTITY | UNIT COST | TOTAL COST | CURRENT REQUEST |      | PRIOR REQUESTS |      | TOTAL REQUESTS (incl. current release) |      | AVAILABLE FOR RELEASE (incl. current release) |              |
|-------------------------------------|---|----|---------|------|----------|-----------|------------|-----------------|------|----------------|------|--|------|---|--------------|
|                                     |   |    |         |      |          |           |            | QTY             | COST | QTY            | COST | QTY                                    | COST | QTY   | COST         |
| 2.E. <u>LANDSCAPING (continued)</u> |   |    |         |      |          |           |            |                 |      |                |      |  |      |   |              |
| 15.                                 | Cercis canadensis (2-2 1/2 ft. cal. min.)                   | EA | 15      | \$   | 400.00   | \$        | 6,000.00   | \$              | -    | \$             | -    | \$                                     | -    | 15.00   | \$ 6,000.00  |
| 16.                                 | Magnolia virginiana (3'cal. Min.)                           | EA | 21      | \$   | 400.00   | \$        | 8,400.00   | \$              | -    | \$             | -    | \$                                     | -    | 21.00   | \$ 8,400.00  |
| Evergreen Trees                     |   |    |         |      |          |           |            |                 |      |                |      |  |      |   |              |
| 17.                                 | Picea abies (8 - 10 ft. ht.)                                | EA | 12      | \$   | 600.00   | \$        | 7,200.00   | \$              | -    | \$             | -    | \$                                     | -    | 12.00   | \$ 7,200.00  |
| 18.                                 | Picea pungens 'glauca' (8 - 10 ft. ht.)                     | EA | 9       | \$   | 600.00   | \$        | 5,400.00   | \$              | -    | \$             | -    | \$                                     | -    | 9.00  | \$ 5,400.00  |
| 19.                                 | Picea pungens (8 - 10 ft. ht.)                              | EA | 7       | \$   | 600.00   | \$        | 4,200.00   | \$              | -    | \$             | -    | \$                                     | -    | 7.00  | \$ 4,200.00  |
| 20.                                 | Pinus strobus (8 - 10 ft. ht.)                              | EA | 10      | \$   | 600.00   | \$        | 6,000.00   | \$              | -    | \$             | -    | \$                                     | -    | 10.00   | \$ 6,000.00  |
| Evergreen Shrubs                    |   |    |         |      |          |           |            |                 |      |                |      |  |      |   |              |
| 21.                                 | Ilex x meserveae 'Blue Boy' (30 - 36 in. ht.)               | EA | 7       | \$   | 90.00    | \$        | 630.00     | \$              | -    | \$             | -    | \$                                     | -    | 7.00  | \$ 630.00    |
| 22.                                 | Ilex crenata 'Compacta' (30 in. min.)                       | EA | 64      | \$   | 90.00    | \$        | 5,760.00   | \$              | -    | \$             | -    | \$                                     | -    | 64.00   | \$ 5,760.00  |
| 23.                                 | Ilex x meserveae 'Blue Girl' (30 - 36 in. ht.)              | EA | 32      | \$   | 90.00    | \$        | 2,880.00   | \$              | -    | \$             | -    | \$                                     | -    | 32.00   | \$ 2,880.00  |
| 24.                                 | Ilex crenata 'Soft Touch' (30 - 36 in. ht.)                 | EA | 26      | \$   | 90.00    | \$        | 2,340.00   | \$              | -    | \$             | -    | \$                                     | -    | 26.00   | \$ 2,340.00  |
| 25.                                 | Ilex crenata 'Hetzi Columnaris' (30 - 36 in. ht.)           | EA | 149     | \$   | 90.00    | \$        | 13,410.00  | \$              | -    | \$             | -    | \$                                     | -    | 149.00  | \$ 13,410.00 |
| 26.                                 | Ilex glabra Compacta (30 in. min.)                          | EA | 41      | \$   | 105.00   | \$        | 4,305.00   | \$              | -    | \$             | -    | \$                                     | -    | 41.00   | \$ 4,305.00  |
| 27.                                 | Juniperus chinensis 'Hetzi Columnaris' (4 - 5 ft. ht.)      | EA | 13      | \$   | 90.00    | \$        | 1,170.00   | \$              | -    | \$             | -    | \$                                     | -    | 13.00   | \$ 1,170.00  |
| 28.                                 | Rhododendron caroliniana x PJM (24 - 30 in. ht.)            | EA | 14      | \$   | 105.00   | \$        | 1,470.00   | \$              | -    | \$             | -    | \$                                     | -    | 14.00   | \$ 1,470.00  |
| 28.                                 | Thuja occidentalis 'Elegantissima' (5 - 6 ft. ht.)          | EA | 14      | \$   | 105.00   | \$        | 1,470.00   | \$              | -    | \$             | -    | \$                                     | -    | 14.00   | \$ 1,470.00  |
| Deciduous Shrubs                    |   |    |         |      |          |           |            |                 |      |                |      |  |      |   |              |
| 29.                                 | Clethra alnifolia (30 in. min.)                             | EA | 27      | \$   | 90.00    | \$        | 2,430.00   | \$              | -    | \$             | -    | \$                                     | -    | 27.00   | \$ 2,430.00  |
| 30.                                 | Cornus sericea (30 in. min.)                                | EA | 27      | \$   | 90.00    | \$        | 2,430.00   | \$              | -    | \$             | -    | \$                                     | -    | 27.00   | \$ 2,430.00  |
| 31.                                 | Halesia carolina (4 - 5 ft. ht.)                            | EA | 7       | \$   | 105.00   | \$        | 735.00     | \$              | -    | \$             | -    | \$                                     | -    | 7.00  | \$ 735.00    |
| 32.                                 | Hydrangea quercifolia 'Snow Queen' (30 in. min.)            | EA | 12      | \$   | 90.00    | \$        | 1,080.00   | \$              | -    | \$             | -    | \$                                     | -    | 12.00   | \$ 1,080.00  |
| 33.                                 | Itea virginica 'Henry's Garnet' (30 in. min.)               | EA | 83      | \$   | 90.00    | \$        | 7,470.00   | \$              | -    | \$             | -    | \$                                     | -    | 83.00   | \$ 7,470.00  |
| 34.                                 | Ilex verticillata 'Jim Dandy Winterberry' (30 - 36 in. ht.) | EA | 5       | \$   | 90.00    | \$        | 450.00     | \$              | -    | \$             | -    | \$                                     | -    | 5.00  | \$ 450.00    |
| 35.                                 | Ilex verticillata 'Winter Red' (30 - 36 in. ht.)            | EA | 12      | \$   | 90.00    | \$        | 1,080.00   | \$              | -    | \$             | -    | \$                                     | -    | 12.00   | \$ 1,080.00  |
| 36.                                 | Myrica pensylvanica (30 - 36 in. ht.)                       | EA | 22      | \$   | 90.00    | \$        | 1,980.00   | \$              | -    | \$             | -    | \$                                     | -    | 22.00   | \$ 1,980.00  |
| 37.                                 | Physocarpus opulifolius 'Seward' (2 - 3 ft. ht.)            | EA | 14      | \$   | 90.00    | \$        | 1,260.00   | \$              | -    | \$             | -    | \$                                     | -    | 14.00   | \$ 1,260.00  |
| 38.                                 | Spiraea x bumalda 'Anthony Waterer' (30 in. min.)           | EA | 56      | \$   | 90.00    | \$        | 5,040.00   | \$              | -    | \$             | -    | \$                                     | -    | 56.00   | \$ 5,040.00  |
| 39.                                 | Spiraea japonica 'Goldmound' (30 in. min.)                  | EA | 42      | \$   | 90.00    | \$        | 3,780.00   | \$              | -    | \$             | -    | \$                                     | -    | 42.00   | \$ 3,780.00  |
| 40.                                 | Viburnum dentatum (30 - 36 in. ht.)                         | EA | 18      | \$   | 90.00    | \$        | 1,620.00   | \$              | -    | \$             | -    | \$                                     | -    | 18.00   | \$ 1,620.00  |
| 41.                                 | Viburnum dentatum 'Christom' (3 - 4 ft. ht.)                | EA | 22      | \$   | 90.00    | \$        | 1,980.00   | \$              | -    | \$             | -    | \$                                     | -    | 22.00   | \$ 1,980.00  |
| 42.                                 | Viburnum dentatum 'Synnovesd' (3 - 4 ft. ht.)               | EA | 37      | \$   | 90.00    | \$        | 3,330.00   | \$              | -    | \$             | -    | \$                                     | -    | 37.00   | \$ 3,330.00  |
| 43.                                 | Weigela florida 'Bokraspiw' (30 in. min.)                   | EA | 33      | \$   | 90.00    | \$        | 2,970.00   | \$              | -    | \$             | -    | \$                                     | -    | 33.00   | \$ 2,970.00  |
| Ground Cover                        |   |    |         |      |          |           |            |                 |      |                |      |  |      |   |              |
| 44.                                 | Rhus aromatica 'Gro-Low' (15 - 18 in. spd.)                 | EA | 90      | \$   | 35.00    | \$        | 3,150.00   | \$              | -    | \$             | -    | \$                                     | -    | 90.00   | \$ 3,150.00  |
| Perennials                          |   |    |         |      |          |           |            |                 |      |                |      |  |      |   |              |
| 45.                                 | Linope spicata (4 in. pot.)                                 | EA | 250     | \$   | 9.00     | \$        | 2,250.00   | \$              | -    | \$             | -    | \$                                     | -    | 250.00  | \$ 2,250.00  |
| 46.                                 | Salvia nemerosa 'Blue Hill' (1 gal.)                        | EA | 73      | \$   | 9.00     | \$        | 657.00     | \$              | -    | \$             | -    | \$                                     | -    | 73.00   | \$ 657.00    |
| Ornamental Grasses                  |   |    |         |      |          |           |            |                 |      |                |      |  |      |   |              |
| 47.                                 | Pennisetum alopecuroides 'Hamein' (1 gal.)                  | EA | 74      | \$   | 12.00    | \$        | 888.00     | \$              | -    | \$             | -    | \$                                     | -    | 74.00   | \$ 888.00    |
| 48.                                 | Panicum virgatum 'Heavy Metal' (1 gal.)                     | EA | 39      | \$   | 12.00    | \$        | 468.00     | \$              | -    | \$             | -    | \$                                     | -    | 39.00   | \$ 468.00    |
| Other                               |   |    |         |      |          |           |            |                 |      |                |      |  |      |   |              |
| 49.                                 | Mulch   | SF | 18,979  | \$   | 0.50     | \$        | 9,489.50   | \$              | -    | \$             | -    | \$                                     | -    | 18,979.00                                     | \$ 9,489.50  |
| 50.                                 | Permanent Vegetation  | SF | 166,193 | \$   | 0.08     | \$        | 13,296.44  | \$              | -    | \$             | -    | \$                                     | -    | 166,193.00                                    | \$ 13,296.44 |

|   |   |                               |
|---|---|-------------------------------|
| PROJECT NAME: <b>Higher Rock - Land Development</b> | TOTAL ENGINEERING/LEGAL (CASH ESCROW): \$ 40,000.00 | MONTGOMERY TOWNSHIP           |
| DEVELOPER: Higher Rock Partners, LP                 | TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00     | TOWNSHIP NO: LDS-694          |
| ESCROW AGENT: Fulton Bank                           |   | G&A PROJECT NO: 2016-07014-01 |
| TYPE OF SECURITY: Letter of Credit                  | MAINTENANCE BOND AMOUNT (15%): \$ 661,248.19        | AGREEMENT DATE:               |

| SUMMARY OF IMPROVEMENT ESCROW ACCOUNT | TOTAL COST             | RELEASE REQUESTS    |             |                     | BALANCE               |
|---------------------------------------|------------------------|---------------------|-------------|---------------------|-----------------------|
|                                       |                        | CURRENT             | PRIOR       | TOTAL               |                       |
| CONSTRUCTION                          | \$ 4,408,321.24        | \$ 89,800.00        | \$ -        | \$ 89,800.00        | \$4,318,521.24        |
| CONTINGENCY (10%)                     | \$ 440,832.12          | \$ -                | \$ -        | \$ -                | \$ 440,832.12         |
| <b>TOTAL</b>                          | <b>\$ 4,849,153.36</b> | <b>\$ 89,800.00</b> | <b>\$ -</b> | <b>\$ 89,800.00</b> | <b>\$4,759,353.36</b> |

| CONSTRUCTION ITEMS  | UNIT | QUANTITY | UNIT COST     | TOTAL COST    | CURRENT REQUEST |      | PRIOR REQUESTS |      | TOTAL REQUESTS (incl. current release) |      | AVAILABLE FOR RELEASE (incl. current release) |               |
|---|------|----------|---------------|---------------|-----------------|------|----------------|------|--|------|---|---------------|
|   |      |          |               |               | QTY             | COST | QTY            | COST | QTY                                    | COST | QTY   | COST          |
| <b>2.E. LANDSCAPING (continued)</b>   |      |          |               |               |                 |      |                |      |  |      |   |               |
| 51. Sod   | SF   | 27,655   | \$ 1.00       | \$ 27,655.00  |                 | \$ - |                | \$ - |  | \$ - | 27,655.00                                     | \$ 27,655.00  |
| <b>2.F. STUMP ROAD WIDENING &amp; PAVING</b>                                |      |          |               |               |                 |      |                |      |  |      |   |               |
| 1. Grade Widening   | SY   | 1,255    | \$ 4.00       | \$ 5,020.00   |                 | \$ - |                | \$ - |  | \$ - | 1,255.00                                      | \$ 5,020.00   |
| 2. Traffic Control  | LS   | 1        | \$ 7,575.00   | \$ 7,575.00   |                 | \$ - |                | \$ - |  | \$ - | 1.00  | \$ 7,575.00   |
| 3. Striping   | LS   | 1        | \$ 15,600.00  | \$ 15,600.00  |                 | \$ - |                | \$ - |  | \$ - | 1.00  | \$ 15,600.00  |
| 4. Stump Rd. 1.5 in 9.5mm Wearing Course                                    | SY   | 8,480    | \$ 7.75       | \$ 65,720.00  |                 | \$ - |                | \$ - |  | \$ - | 8,480.00                                      | \$ 65,720.00  |
| 5. Stump Rd. 2.5 in 19mm Binder Course                                      | SY   | 1,255    | \$ 17.50      | \$ 21,962.50  |                 | \$ - |                | \$ - |  | \$ - | 1,255.00                                      | \$ 21,962.50  |
| 6. Stump Rd. 7 in 25mm Binder Course  | SY   | 1,255    | \$ 39.00      | \$ 48,945.00  |                 | \$ - |                | \$ - |  | \$ - | 1,255.00                                      | \$ 48,945.00  |
| 7. Stump Rd. 6 in 2A Stone  | SY   | 1,255    | \$ 12.00      | \$ 15,060.00  |                 | \$ - |                | \$ - |  | \$ - | 1,255.00                                      | \$ 15,060.00  |
| 8. Stump Rd. 1.5 in Mill  | SY   | 7,225    | \$ 2.50       | \$ 18,062.50  |                 | \$ - |                | \$ - |  | \$ - | 7,225.00                                      | \$ 18,062.50  |
| <b>2.G. MISCELLANEOUS</b>   |      |          |               |               |                 |      |                |      |  |      |   |               |
| 1. Trash Enclosure  | EA   | 6        | \$ 2,000.00   | \$ 12,000.00  |                 | \$ - |                | \$ - |  | \$ - | 6.00  | \$ 12,000.00  |
| 2. Regulatory/Warning Signs   | EA   | 36       | \$ 250.00     | \$ 9,000.00   |                 | \$ - |                | \$ - |  | \$ - | 36.00   | \$ 9,000.00   |
| 3. Striping   | LS   | 1        | \$ 24,720.00  | \$ 24,720.00  |                 | \$ - |                | \$ - |  | \$ - | 1.00  | \$ 24,720.00  |
| 4. Construction Stakeout  | LS   | 1        | \$ 20,000.00  | \$ 20,000.00  |                 | \$ - |                | \$ - |  | \$ - | 1.00  | \$ 20,000.00  |
| 5. As-Built Plans   | LS   | 1        | \$ 30,000.00  | \$ 30,000.00  |                 | \$ - |                | \$ - |  | \$ - | 1.00  | \$ 30,000.00  |
| <b>1.E. CONTINGENCY</b>   |      |          |               |               |                 |      |                |      |  |      |   |               |
| 1. 10% Contingency  | LS   | 1        | \$ 440,832.12 | \$ 440,832.12 |                 | \$ - |                | \$ - |  | \$ - | 1.00  | \$ 440,832.12 |
| (Released upon certification of completion and receipt of Maintenance Bond) |      |          |               |               |                 |      |                |      |  |      |   |               |

**NOTES:**

1. These construction items include only the balance of work not included under the grading permit (i.e. Construction Sequence Phase 1, Items 1 through 9 (reference Sheet 39 of B1, last revised August 3, 2016))

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**

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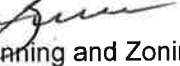
SUBJECT: Consider Construction Escrow Release #3 – LDS 693 – Joseph Ambler Inn

MEETING DATE: December 17, 2018

ITEM NUMBER: **#150**

MEETING/AGENDA:      WORK SESSION      ACTION XX      NONE

REASON FOR CONSIDERATION:   Operational: XX   Information:   Discussion:   Policy:

INITIATED BY: Bruce Shoupe   
Director of Planning and Zoning

BOARD LIAISON: Candyce Fluehr Chimera  
Chairman

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BACKGROUND:

Attached is a construction escrow release requested by Richard Allman for Joseph Ambler Inn, as recommended by the Township Engineer. The original amount of the escrow was \$52,294.00, held as cash with the Township. This is the third escrow release for this project. The current release is in the amount of \$5,496.25. The new balance would be \$30,558.75.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

Approve or not approve the construction escrow release.

BUDGET IMPACT:

None.

RECOMMENDATION:

That this construction escrow be released.

MOTION/RESOLUTION:

The Board of Supervisors hereby authorize a construction escrow release in the amount of \$5,496.25, as recommended by the Township Engineer for the Joseph Ambler Inn project.

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ VOTE \_\_\_\_\_

ROLL CALL:

|                        |     |         |         |        |
|------------------------|-----|---------|---------|--------|
| Tanya C. Bamford       | Aye | Opposed | Abstain | Absent |
| Michael J. Fox         | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell   | Aye | Opposed | Abstain | Absent |
| Matthew W. Quigg       | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.



**VIA EMAIL**

December 3, 2018

File No. 2017-06055

Mr. Lawrence Gregan, Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

Reference: Financial Security Release #3 – LDS-693  
1005 Horsham Road - Joseph Ambler Inn  
Equipment, Workshop and Dumpster Plan  
Tax Parcel #46-00-01129-004; Block 015, Unit 010

Dear Larry:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements indicated for release on the enclosed escrow status report have been completed. We recommend release of the improvement security in an amount of \$5,496.25. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Please be advised that these improvements will be subject to a final inspection prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink that reads 'James P. Dougherty'.

James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.

JPD/SW/sl

Enclosure: as referenced

cc: Bruce S. Shoupe, Director of Planning and Zoning  
Marianne McConnell, Deputy Zoning Officer – Montgomery Township  
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC  
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.  
Richard Allman – Joseph Ambler Inn  
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.

**RELEASE OF ESCROW FORM**

James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.  
65 East Butler Avenue, Suite 100  
New Britain, PA 18901  
215-345-4330

Date: 11/30/2018

Development: Joseph Ambler Inn Equipment Garage - LDS-693

G&A Project #: 2017-06055

Release #: 3

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$5,496.25. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

**ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.**

Mr. Lawrence Gegan  
Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

Date: 12/03/2018

Dear Mr. Gegan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$5,496.25 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

 12/3/18  
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # \_\_\_\_\_

WHEREAS, a request for release of escrow was received from Joseph Ambler Inn for Joseph Ambler Inn Equipment Garage - LDS-693, in the amount of \$5,496.25, on the representation that work set forth in the Land Development Agreement to the extent has been completed and; WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$5,496.25; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$5,496.25; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum. BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Cash with Montgomery Township in total sum of \$52,294.00 pursuant to a signed Land Development Agreement and that \$16,239.00 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$30,558.75 in escrow.

MOTION BY \_\_\_\_\_

VOTE: \_\_\_\_\_

SECOND BY: \_\_\_\_\_

DATED: \_\_\_\_\_

RELEASED BY: \_\_\_\_\_

Department Director





**Gilmore & Associates, Inc.**  
Engineering and Consulting Services

## ESCROW STATUS REPORT

### SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 3  
RELEASE DATE: 3-Dec-2018

|                   |                                    |                                       |              |                                      |                    |
|-------------------|------------------------------------|---------------------------------------|--------------|--------------------------------------|--------------------|
| PROJECT NAME:     | Joseph Ambler Inn Equipment Garage | TOTAL CONSTRUCTION:                   | \$ 47,540.00 | ORIGINAL CONSTRUCTION AMOUNT:        | \$ 52,294.00       |
| PROJECT NO.:      | 2017-06055                         | TOTAL CONSTRUCTION CONTINGENCY (10%): | \$ 4,754.00  |                                      |                    |
| TOWNSHIP NO.:     | LDS-693                            | TOTAL CONSTRUCTION ESCROW POSTED:     | \$ 52,294.00 | <b>AMOUNT OF THIS RELEASE:</b>       | <b>\$ 5,496.25</b> |
| PROJECT OWNER:    | Joseph Ambler Inn                  |                                       |              |                                      |                    |
| MUNICIPALITY:     | Montgomery Township                | TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):  | \$ 3,000.00  | PRIOR CONSTRUCTION RELEASED:         | \$ 16,239.00       |
| ESCROW AGENT:     | Montgomery Township                | TOTAL ADMINISTRATION (CASH ACCOUNT):  | \$ 300.00    | TOTAL CONSTRUCTION RELEASED TO DATE: | \$ 21,735.25       |
| TYPE OF SECURITY: | Cash                               |                                       |              | BALANCE AFTER CURRENT RELEASE:       | \$ 30,558.75       |
| AGREEMENT DATE:   | 24-Sep-2018                        | MAINTENANCE BOND AMOUNT (15%):        | \$ 7,131.00  |                                      |                    |

| ESCROW TABULATION                   |  |    |        |             | CURRENT RELEASE |          | RELEASED TO DATE<br>(including current release) |              | AVAILABLE FOR RELEASE |              | RELEASE<br>REQ #4 |              |          |
|-------------------------------------|--|----|--------|-------------|-----------------|----------|---|--------------|-----------------------|--------------|-------------------|--------------|----------|
|                                     |  |    |        |             |                 |          |   |              |                       |              |                   |              |          |
| CONSTRUCTION ITEMS                  |  |    |        |             | UNITS           | QUANTITY | UNIT PRICE                                      | TOTAL AMOUNT | QUANTITY              | TOTAL AMOUNT | QUANTITY          | TOTAL AMOUNT | QUANTITY |
|                                     |  |    |        |             |                 |          |   |              |                       |              |                   |              |          |
| A. <u>EROSION CONTROL</u>           |  |    |        |             |                 |          |   |              |                       |              |                   |              |          |
| 1.                                  | Construction Entrance                        | LS | 1      | \$ 1,500.00 | \$ 1,500.00     |          | \$ -  | 1.00         | \$ 1,500.00           |              | \$ -              |              |          |
| 2.                                  | 12" Silt Sox                                 | LF | 428    | \$ 5.00     | \$ 2,140.00     |          | \$ -  | 428.00       | \$ 2,140.00           |              | \$ -              |              |          |
| 3.                                  | 18" Silt Sox                                 | LF | 104    | \$ 7.50     | \$ 780.00       |          | \$ -  | 104.00       | \$ 780.00             |              | \$ -              |              |          |
| 4.                                  | Tree Prot. Fence                             | LF | 96     | \$ 4.00     | \$ 384.00       |          | \$ -  | 96.00        | \$ 384.00             |              | \$ -              |              |          |
| 5.                                  | Remove E&S Measures                          | LS | 1      | \$ 500.00   | \$ 500.00       |          | \$ -  |              | \$ -                  | 1.00         | \$ 500.00         |              |          |
|                                     |  |    |        |             |                 |          |   |              |                       |              |                   |              |          |
| B. <u>DEMOLITION &amp; CLEARING</u> |  |    |        |             |                 |          |   |              |                       |              |                   |              |          |
| 1.                                  | Remove Existing 4" PVC Pipe                  | LS | 1      | \$ 400.00   | \$ 400.00       |          | \$ -  | 1.00         | \$ 400.00             |              | \$ -              |              |          |
| 2.                                  | Remove Sheds and Pads                        | LS | 1      | \$ 1,500.00 | \$ 1,500.00     |          | \$ -  | 1.00         | \$ 1,500.00           |              | \$ -              |              |          |
|                                     |  |    |        |             |                 |          |   |              |                       |              |                   |              |          |
| C. <u>EARTH WORK</u>                |  |    |        |             |                 |          |   |              |                       |              |                   |              |          |
| 1.                                  | Strip Topsoil                                | LS | 1      | \$ 1,000.00 | \$ 1,000.00     |          | \$ -  | 1.00         | \$ 1,000.00           |              | \$ -              |              |          |
| 2.                                  | Place Topsoil                                | LS | 1      | \$ 1,000.00 | \$ 1,000.00     | 0.25     | \$ 250.00                                       | 0.25         | \$ 250.00             | 0.75         | \$ 750.00         |              |          |
| 3.                                  | Rough Grade                                  | LS | 1      | \$ 750.00   | \$ 750.00       | 0.25     | \$ 187.50                                       | 0.75         | \$ 562.50             | 0.25         | \$ 187.50         |              |          |
| 4.                                  | Rake/Seed/Mulch                              | SF | 14,900 | \$ 0.15     | \$ 2,235.00     | 3,725.00 | \$ 558.75                                       | 3,725.00     | \$ 558.75             | 11,175.00    | \$ 1,676.25       |              |          |
|                                     |  |    |        |             |                 |          |   |              |                       |              |                   |              |          |
| D. <u>STORM SEWER</u>               |  |    |        |             |                 |          |   |              |                       |              |                   |              |          |
| 1.                                  | 6" Ductile Iron Pipe                         | LF | 32     | \$ 10.00    | \$ 320.00       |          | \$ -  |              | \$ -                  | 32.00        | \$ 320.00         |              |          |
| 2.                                  | 4" ADS Perforated Pipe                       | LF | 45     | \$ 10.00    | \$ 450.00       |          | \$ -  |              | \$ -                  | 45.00        | \$ 450.00         |              |          |
| 3.                                  | 4" ADS Roof Drains                           | LF | 69     | \$ 10.00    | \$ 690.00       |          | \$ -  |              | \$ -                  | 69.00        | \$ 690.00         |              |          |
| 4.                                  | River Rock, 6" Depth                         | CY | 11     | \$ 100.00   | \$ 1,100.00     |          | \$ -  |              | \$ -                  | 11.00        | \$ 1,100.00       |              |          |
| 5.                                  | Geotextile Fabric                            | LS | 1      | \$ 2,000.00 | \$ 2,000.00     |          | \$ -  |              | \$ -                  | 1.00         | \$ 2,000.00       |              |          |
| 6.                                  | Water Quality Trench (Clean Stone & Topsoil) | LS | 1      | \$ 2,000.00 | \$ 2,000.00     |          | \$ -  |              | \$ -                  | 1.00         | \$ 2,000.00       |              |          |
|                                     |  |    |        |             |                 |          |   |              |                       |              |                   |              |          |
| E. <u>CONCRETE WORK</u>             |  |    |        |             |                 |          |   |              |                       |              |                   |              |          |
| 1.                                  | Concrete Dumpster Slab (incl. stone base)    | SF | 630    | \$ 12.00    | \$ 7,560.00     |          | \$ -  | 630.00       | \$ 7,560.00           |              | \$ -              |              |          |



Gilmore & Associates, Inc.  
Engineering and Consulting Services

## ESCROW STATUS REPORT

### SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 3  
RELEASE DATE: 3-Dec-2018

|                   |                                    |                                       |              |                                      |              |
|-------------------|------------------------------------|---------------------------------------|--------------|--------------------------------------|--------------|
| PROJECT NAME:     | Joseph Ambler Inn Equipment Garage | TOTAL CONSTRUCTION:                   | \$ 47,540.00 | ORIGINAL CONSTRUCTION AMOUNT:        | \$ 52,294.00 |
| PROJECT NO.:      | 2017-06055                         | TOTAL CONSTRUCTION CONTINGENCY (10%): | \$ 4,754.00  | AMOUNT OF THIS RELEASE:              | \$ 5,496.25  |
| TOWNSHIP NO.:     | LDS-693                            | TOTAL CONSTRUCTION ESCROW POSTED:     | \$ 52,294.00 |                                      |              |
| PROJECT OWNER:    | Joseph Ambler Inn                  |                                       |              |                                      |              |
| MUNICIPALITY:     | Montgomery Township                | TOTAL ENG/NSP/LEGAL (CASH ACCOUNT):   | \$ 3,000.00  | PRIOR CONSTRUCTION RELEASED:         | \$ 16,239.00 |
| ESCROW AGENT:     | Montgomery Township                | TOTAL ADMINISTRATION (CASH ACCOUNT):  | \$ 300.00    | TOTAL CONSTRUCTION RELEASED TO DATE: | \$ 21,735.25 |
| TYPE OF SECURITY: | Cash                               |                                       |              | BALANCE AFTER CURRENT RELEASE:       | \$ 30,558.75 |
| AGREEMENT DATE:   | 24-Sep-2018                        | MAINTENANCE BOND AMOUNT (15%):        | \$ 7,131.00  |                                      |              |

| ESCROW TABULATION  |       |          |               |                 | CURRENT RELEASE |                 | RELEASED TO DATE<br>(including current release) |                 | AVAILABLE FOR RELEASE |                 | RELEASE<br>REQ # 4 |
|--|-------|----------|---------------|-----------------|-----------------|-----------------|---|-----------------|-----------------------|-----------------|--------------------|
| CONSTRUCTION ITEMS   | UNITS | QUANTITY | UNIT<br>PRICE | TOTAL<br>AMOUNT | QUANTITY        | TOTAL<br>AMOUNT | QUANTITY  | TOTAL<br>AMOUNT | QUANTITY              | TOTAL<br>AMOUNT | QUANTITY           |
| <b>F. PAVING</b>   |       |          |               |                 |                 |                 |   |                 |                       |                 |                    |
| 1. 8" Thick 2B Stone Driveway  | SY    | 420      | \$ 10.00      | \$ 4,200.00     | 420.00          | \$ 4,200.00     | 420.00  | \$ 4,200.00     | \$ -                  |                 |                    |
| <b>G. LANDSCAPING</b>  |       |          |               |                 |                 |                 |   |                 |                       |                 |                    |
| <b>SHADE TREES</b>   |       |          |               |                 |                 |                 |   |                 |                       |                 |                    |
| 1. Acer rubrum (inc. tax and guarantee) (3 inch cal.)  | EA    | 6        | \$ 555.00     | \$ 3,330.00     | \$ -            | \$ -            | \$ -  | \$ -            | 6.00                  | \$ 3,330.00     |                    |
| 2. Platanus x acerifolia (inc. tax and guarantee (3 inch cal.)   | EA    | 5        | \$ 579.00     | \$ 2,895.00     | \$ -            | \$ -            | \$ -  | \$ -            | 5.00                  | \$ 2,895.00     |                    |
| <b>EVERGREENS</b>  |       |          |               |                 |                 |                 |   |                 |                       |                 |                    |
| 3. Thuja occidentalis (inc. tax and guarantee) (6 ft. min hl.)   | EA    | 20       | \$ 228.00     | \$ 4,560.00     | \$ -            | \$ -            | \$ -  | \$ -            | 20.00                 | \$ 4,560.00     |                    |
| <b>H. LIGHTS</b>   |       |          |               |                 |                 |                 |   |                 |                       |                 |                    |
| 1. Site Lighting   | LS    | 1        | \$ 2,000.00   | \$ 2,000.00     | \$ -            | \$ -            | \$ -  | \$ -            | 1.00                  | \$ 2,000.00     |                    |
| <b>I. MISCELLANEOUS</b>  |       |          |               |                 |                 |                 |   |                 |                       |                 |                    |
| 1. As Built Drawings   | LS    | 1        | \$ 1,500.00   | \$ 1,500.00     | \$ -            | \$ -            | \$ -  | \$ -            | 1.00                  | \$ 1,500.00     |                    |
| 2. Survey & Layout   | LS    | 1        | \$ 1,500.00   | \$ 1,500.00     | 0.10            | \$ 150.00       | 0.50  | \$ 750.00       | 0.50                  | \$ 750.00       |                    |
| 3. Split Rail Fence  | LF    | 58       | \$ 12.00      | \$ 696.00       | \$ -            | \$ -            | \$ -  | \$ -            | 58.00                 | \$ 696.00       |                    |
| 4. Gore Striping   | LS    | 1        | \$ 400.00     | \$ 400.00       | \$ -            | \$ -            | \$ -  | \$ -            | 1.00                  | \$ 400.00       |                    |
| 5. Eradicate Parking Stall Lines   | LS    | 1        | \$ 150.00     | \$ 150.00       | 1.00            | \$ 150.00       | 1.00  | \$ 150.00       | \$ -                  |                 |                    |
| <b>J. CONTINGENCY (10%)</b><br>(Released upon certification of completion and receipt of Maintenance Bond) | LS    | 1        | \$ 4,754.00   | \$ 4,754.00     | \$ -            | \$ -            | \$ -  | \$ -            | 1.00                  | \$ 4,754.00     |                    |

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
**BOARD ACTION SUMMARY**

Resolution #

SUBJECT: Consider Construction Escrow Release #5 – W.B. Commons (Penn Crest) LDS 610A

MEETING DATE: December 17, 2018

ITEM NUMBER: *#15d*

MEETING/AGENDA:      WORK SESSION      ACTION XX      NONE

REASON FOR CONSIDERATION:   Operational: XX    Information:    Discussion:    Policy:

INITIATED BY:    Bruce Shoupe  
                         Director of Planning and Zoning

BOARD LIAISON:    Candyce Fluehr Chimera  
                                 Chairman

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BACKGROUND:

Attached is a construction escrow release for W.B. Commons (Penn Crest) as recommended by the Township Engineer. The original amount of the escrow was \$396,276.05, held as a Tri-Party Agreement - Third Amendment with Meridian Bank. This release is in the amount of \$34,146.92. This is the fifth escrow release for this project. The new balance would be \$54,040.050.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:    None

PREVIOUS BOARD ACTION:    None

ALTERNATIVES/OPTIONS:

Approve or not approve the construction escrow release.

BUDGET IMPACT:    None.

RECOMMENDATION:

That this construction escrow be released.

MOTION/RESOLUTION:

The Board of Supervisors hereby authorize a construction escrow release #5 in the amount of \$34,146.92, as recommended by the Township Engineer for LDS#610A – W.B. Commons (Penn Crest).

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ VOTE \_\_\_\_\_

ROLL CALL:

|                        |     |         |         |        |
|------------------------|-----|---------|---------|--------|
| Tanya C. Bamford       | Aye | Opposed | Abstain | Absent |
| Michael J. Fox         | Aye | Opposed | Abstain | Absent |
| Jeffrey W. McDonnell   | Aye | Opposed | Abstain | Absent |
| Matthew W. Quigg       | Aye | Opposed | Abstain | Absent |
| Candyce Fluehr Chimera | Aye | Opposed | Abstain | Absent |

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.



**VIA EMAIL**

December 11, 2018

File No. 2017-05067

Mr. Lawrence Gregan, Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

Reference: W.B. Commons (Penn Crest) – LD/S #610A  
Financial Security Release 5

Dear Larry:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements attached to this letter in the amount of \$34,146.92 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Please note that the recommended amount is less than the requested amount. The requested amount would bring the balance below the amount required to be held as the 15% maintenance security per the agreement.

Please be advised that these improvements will be subject to a final inspection prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in dark ink that reads 'James P. Dougherty'.

James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.

JPD/SW/sl

Enclosures: Release of Escrow Form, Escrow Status Report, Boucher & James, Inc. 11/28/18 letter,  
developer's requested release

cc: Bruce S. Shoupe, Director of Planning and Zoning  
Kevin Johnson, P.E. - Traffic Planning & Design, Inc.  
Judith Stern Goldstein, ASLA, R.L.A. - Boucher & James, Inc.  
Steve Shaffer, W. B. Homes, Inc.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606  
www.gilmore-assoc.com

## RELEASE OF ESCROW FORM

James P. Dougherty, P.E.  
Senior Project Manager  
Gilmore & Associates, Inc.  
65 East Butler Avenue, Suite 100  
New Britain, PA 18901  
215-345-4330

Date: 12/07/2018

Development: W. B. Commons (Penn Crest) - LD/S#610A

G&A Project #: 2017-05067

Release #: 5

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$43,041.87. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

**ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.**

Mr. Lawrence Gregan  
Township Manager  
Montgomery Township  
1001 Stump Road  
Montgomeryville, PA 18936

Date: 12/11/2018

Dear Mr. Gregan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$32,146.92 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

James P. Dougherty 12/11/18

James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # \_\_\_\_\_

WHEREAS, a request for release of escrow was received from W. B. Homes, Inc. for W. B. Commons (Penn Crest) - LD/S#610A, in the amount of \$43,041.87, on the representation that work set forth in the Land Development Agreement to the extent has been completed and; WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$32,146.92; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$32,146.92; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum. BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Tri-Party Agreement 3rd Amendment with Montgomery Township in total sum of \$396,276.05 pursuant to a signed Land Development Agreement and that \$310,089.08 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$54,040.05 in escrow.

MOTION BY: \_\_\_\_\_

VOTE: \_\_\_\_\_

SECOND BY: \_\_\_\_\_

DATED: \_\_\_\_\_

RELEASED BY: \_\_\_\_\_

Department Director



Gilmore & Associates, Inc.  
Engineering and Consulting Services

## ESCROW STATUS REPORT

### SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 5  
RELEASE DATE: 11-Dec-2018

|                   |                                   |                                       |               |                                      |               |
|-------------------|-----------------------------------|---------------------------------------|---------------|--------------------------------------|---------------|
| PROJECT NAME:     | W. B. Commons (Penn Crest)        | TOTAL CONSTRUCTION:                   | \$ 360,250.95 | ORIGINAL CONSTRUCTION AMOUNT:        | \$ 396,276.05 |
| PROJECT NO.:      | 2017-05067                        | TOTAL CONSTRUCTION CONTINGENCY (10%): | \$ 36,025.10  |                                      |               |
| TOWNSHIP NO.:     | LD/S#610A                         | TOTAL CONSTRUCTION ESCROW POSTED:     | \$ 396,276.05 | AMOUNT OF THIS RELEASE:              | \$ 32,146.92  |
| PROJECT OWNER:    | W. B. Homes, Inc.                 |                                       |               |                                      |               |
| MUNICIPALITY:     | Montgomery Township               | TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):  | \$ 20,000.00  | PRIOR CONSTRUCTION RELEASED:         | \$ 310,089.08 |
| ESCROW AGENT:     | Meridian Bank                     | TOTAL ADMINISTRATION (CASH ACCOUNT):  |               | TOTAL CONSTRUCTION RELEASED TO DATE: | \$ 342,236.00 |
| TYPE OF SECURITY: | Tri-Party Agreement 3rd Amendment |                                       |               |                                      |               |
| AGREEMENT DATE:   | 19-Dec-2016                       | MAINTENANCE BOND AMOUNT (15%):        | \$ 54,037.64  | BALANCE AFTER CURRENT RELEASE:       | \$ 54,040.05  |

| ESCROW TABULATION                      |                          |    |        |    | CURRENT RELEASE |          | RELEASED TO DATE<br>(including current release) |                 | AVAILABLE FOR RELEASE |           | RELEASE<br>REQ # 6 |           |          |   |
|--|--------------------------|----|--------|----|-----------------|----------|---|-----------------|-----------------------|-----------|--------------------|-----------|----------|---|
|  |                          |    |        |    | TOTAL           |          | TOTAL   |                 | TOTAL                 |           |                    |           |          |   |
| CONSTRUCTION ITEMS                     |                          |    |        |    | UNITS           | QUANTITY | UNIT<br>PRICE                                   | TOTAL<br>AMOUNT | QUANTITY              | AMOUNT    | QUANTITY           | AMOUNT    | QUANTITY |   |
|  |                          |    |        |    |                 |          |   |                 |                       |           |                    |           |          |   |
| <b>A. <u>EROSION CONTROL</u></b>       |                          |    |        |    |                 |          |   |                 |                       |           |                    |           |          |   |
| 1.                                     | Construction Entrance    | LS | 1      | \$ | 2,550.00        | \$       | 2,550.00  | \$              | -                     | 1.00      | \$                 | 2,550.00  | \$       | - |
| 2.                                     | 18 inch Silt Fence       | LF | 790    | \$ | 1.95            | \$       | 1,540.50  |                 |                       | 790.00    | \$                 | 1,540.50  | \$       | - |
| 3.                                     | Tree Protection Fence    | LF | 790    | \$ | 2.50            | \$       | 1,975.00  | \$              | -                     | 790.00    | \$                 | 1,975.00  | \$       | - |
| 4.                                     | Stockpile Stabilization  | SF | 12,300 | \$ | 0.10            | \$       | 1,230.00  | \$              | -                     | 12,300.00 | \$                 | 1,230.00  | \$       | - |
| 5.                                     | Temp. Stabilization      | SF | 88,940 | \$ | 0.10            | \$       | 8,894.00  | \$              | -                     | 88,940.00 | \$                 | 8,894.00  | \$       | - |
| 6.                                     | Diversion Dike           | LF | 340    | \$ | 7.50            | \$       | 2,550.00  | \$              | -                     | 340.00    | \$                 | 2,550.00  | \$       | - |
|  |                          |    |        |    |                 |          |   |                 |                       |           |                    |           |          |   |
| <b>B. <u>CLEARING/DEMO</u></b>         |                          |    |        |    |                 |          |   |                 |                       |           |                    |           |          |   |
| 1.                                     | Clearing/Slump Removal   | LS | 1      | \$ | 12,000.00       | \$       | 12,000.00                                       | \$              | -                     | 1.00      | \$                 | 12,000.00 | \$       | - |
|  |                          |    |        |    |                 |          |   |                 |                       |           |                    |           |          |   |
| <b>C. <u>DETENTION BASIN</u></b>       |                          |    |        |    |                 |          |   |                 |                       |           |                    |           |          |   |
| 1.                                     | 18 Inch O-Ring RCP       | LF | 92     | \$ | 35.50           | \$       | 3,266.00  | \$              | -                     | 92.00     | \$                 | 3,266.00  | \$       | - |
| 2.                                     | Outlet Structure         | EA | 1      | \$ | 3,250.00        | \$       | 3,250.00  | \$              | -                     | 1.00      | \$                 | 3,250.00  | \$       | - |
| 3.                                     | 18 inch Anti-Seep Collar | EA | 2      | \$ | 825.00          | \$       | 1,650.00  | \$              | -                     | 2.00      | \$                 | 1,650.00  | \$       | - |
| 4.                                     | Temp. Riser Rack         | EA | 1      | \$ | 2,850.00        | \$       | 2,850.00  | \$              | -                     | 1.00      | \$                 | 2,850.00  | \$       | - |
| 5.                                     | Baffles                  | LF | 30     | \$ | 30.55           | \$       | 916.50  | \$              | -                     | 30.00     | \$                 | 916.50    | \$       | - |
| 6.                                     | Basin Spillway           | SF | 1,800  | \$ | 4.50            | \$       | 8,100.00  | \$              | -                     | 1,800.00  | \$                 | 8,100.00  | \$       | - |
|  |                          |    |        |    |                 |          |   |                 |                       |           |                    |           |          |   |
| <b>D. <u>PARKING LOT EARTHWORK</u></b> |                          |    |        |    |                 |          |   |                 |                       |           |                    |           |          |   |
| 1.                                     | Strip Topsoil            | CY | 1,426  | \$ | 1.95            | \$       | 2,780.70  | \$              | -                     | 1,426.00  | \$                 | 2,780.70  | \$       | - |
| 2.                                     | Site Cut                 | CY | 240    | \$ | 2.25            | \$       | 540.00  | \$              | -                     | 240.00    | \$                 | 540.00    | \$       | - |
| 3.                                     | Compacted Fill           | CY | 639    | \$ | 2.25            | \$       | 1,437.75  | \$              | -                     | 639.00    | \$                 | 1,437.75  | \$       | - |
| 4.                                     | Box                      | SF | 4,208  | \$ | 1.10            | \$       | 4,628.80  | \$              | -                     | 4,208.00  | \$                 | 4,628.80  | \$       | - |
| 5.                                     | Replace Topsoil          | CY | 30     | \$ | 3.00            | \$       | 90.00   | \$              | -                     | 30.00     | \$                 | 90.00     | \$       | - |



# ESCROW STATUS REPORT



Gilmore & Associates, Inc.  
Engineering and Consulting Services

## SUMMARY OF ESCROW ACCOUNT

|                   |                                   |                                       |               |                                      |               |
|-------------------|-----------------------------------|---------------------------------------|---------------|--------------------------------------|---------------|
| PROJECT NAME:     | W. B. Commons (Penn Crest)        | TOTAL CONSTRUCTION:                   | \$ 360,250.95 | RELEASE NO.:                         | 5             |
| PROJECT NO.:      | 2017-05067                        | TOTAL CONSTRUCTION CONTINGENCY (10%): | \$ 36,025.10  | RELEASE DATE:                        | 11-Dec-2018   |
| TOWNSHIP NO.:     | LD/S#610A                         | TOTAL CONSTRUCTION ESCROW POSTED:     | \$ 396,276.05 | ORIGINAL CONSTRUCTION AMOUNT:        | \$ 396,276.05 |
| PROJECT OWNER:    | W. B. Homes, Inc.                 |                                       |               | AMOUNT OF THIS RELEASE:              | \$ 32,146.92  |
| MUNICIPALITY:     | Montgomery Township               | TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):  | \$ 20,000.00  | PRIOR CONSTRUCTION RELEASED:         | \$ 310,089.08 |
| ESCROW AGENT:     | Meridian Bank                     | TOTAL ADMINISTRATION (CASH ACCOUNT):  |               | TOTAL CONSTRUCTION RELEASED TO DATE: | \$ 342,236.00 |
| TYPE OF SECURITY: | Tri-Party Agreement 3rd Amendment |                                       |               | BALANCE AFTER CURRENT RELEASE:       | \$ 54,040.05  |
| AGREEMENT DATE:   | 19-Dec-2016                       | MAINTENANCE BOND AMOUNT (15%):        | \$ 54,037.64  |                                      |               |

| ESCROW TABULATION |  |  |  |  | CURRENT RELEASE |  | RELEASED TO DATE<br>(including current release) |  | AVAILABLE FOR RELEASE |  | RELEASE<br>REQ # 6 |
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**Boucher & James, Inc.**  
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November 28, 2018

Mr. James P. Dougherty, P.E.  
Gilmore & Associates, Inc.  
65 East Butler Avenue Suite 100  
New Britain, PA 18901

**SUBJECT: W.B. COMMONS  
ESCROW RELEASE INSPECTION 2  
TOWNSHIP LD/S NO. 610A  
PROJECT NO. 0455206R**

Dear Mr. Dougherty:

Please be advised that on Monday, November 21, 2018, I conducted an inspection of the plant material at the W.B. Commons site for the release of escrow, in accordance with plans, prepared by Schlosser & Clauss Consulting Engineers, Inc., dated August 25, 2004, and last revised September 23, 2008.

1. Seven (7) shade trees are **acceptable** in size, species and condition. Therefore, we recommend release of **\$2,800.00** for these trees.
2. Twenty-seven (27) evergreen trees are of **acceptable** size, species and condition. Therefore, we recommend release of **\$6,210.00** for these trees.
3. Seventeen (17) shrubs are of **acceptable** size, species and condition. Therefore, we recommend release of **\$1,105** for these shrubs.

Therefore, we recommended the release of a total of **\$10,115.00** established as escrow for landscape material.

One (1) evergreen tree located along the northeastern property line buffer is leaning and must be corrected. All future plant species substitutions should be approved by the township landscape architect prior to planting.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

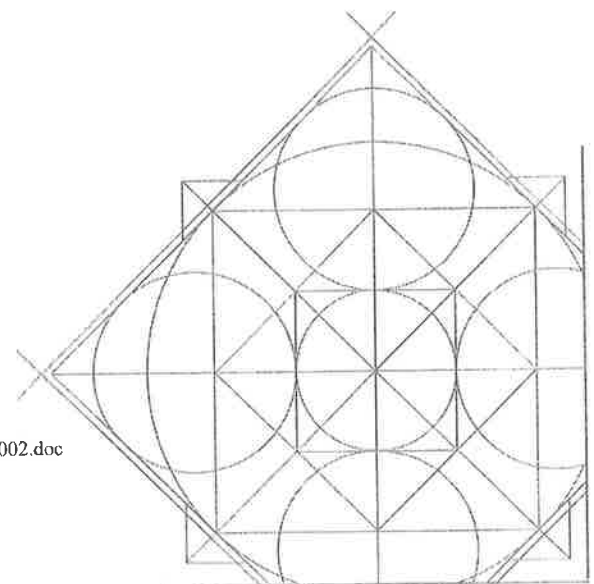
Emily Paskewicz, ASLA  
Planner/Designer

EJP/kam

Enclosure(s): Escrow Release 002

cc: Board of Supervisors  
Bruce Shoupe, Director of Planning and Zoning  
Mary L. Gambino, Project Coordinator/ Permits Administrator  
Marianne McConnell, Deputy Zoning Officer  
Steve Shaffer, WB Homes, Inc.  
Valerie L. Liggett, ASLA, R.L.A., ISA Certified Arborist®

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**W.B. COMMONS  
MONTGOMERY TOWNSHIP (11/28/18)**

PROJECT #04 55 206R LD/S # 610A

| ITEM DESCRIPTION  | SIZE           | UNIT PRICE | QTY.       | TOTAL               | PREVIOUS ESCROW |                     | CURRENT ESCROW |                     | RECOMMENDED FOR |        | RELEASED TOTAL |                     |
|---|----------------|------------|------------|---------------------|-----------------|---------------------|----------------|---------------------|-----------------|--------|----------------|---------------------|
|   |                |            |            |                     | QTY.            | AMOUNT              | QTY.           | AMOUNT              | RELEASE         | AMOUNT | QTY.           | AMOUNT              |
| <b>1.0 SHADE TREES</b>  |                |            |            |                     |                 |                     |                |                     |                 |        |                |                     |
| Acer rubrum   | 3 -3 1/2" cal. | \$ 400.00  | 6          | \$ 2,400.00         | 3               | \$ 1,200.00         | 3              | \$ 1,200.00         |                 |        | 6              | \$ 2,400.00         |
| Acer saccharum  | 3 -3 1/2" cal. | \$ 400.00  | 1          | \$ 400.00           | 0               | \$ -                | 0              | \$ -                |                 |        | 0              | \$ -                |
| Fraxinus americana  | 3 -3 1/2" cal. | \$ 400.00  | 1          | \$ 400.00           | 0               | \$ -                | 0              | \$ -                |                 |        | 0              | \$ -                |
| Fraxinus pennsylvanica  | 3 -3 1/2" cal. | \$ 400.00  | 3          | \$ 1,200.00         | 6               | \$ 2,400.00         | 0              | \$ -                |                 |        | 6              | \$ 2,400.00         |
| Quercus borealis  | 3 -3 1/2" cal. | \$ 400.00  | 2          | \$ 800.00           | 4               | \$ 1,600.00         | 0              | \$ -                |                 |        | 4              | \$ 1,600.00         |
| Quercus coccinea  | 3 -3 1/2" cal. | \$ 400.00  | 8          | \$ 3,200.00         | 3               | \$ 1,200.00         | 2              | \$ 800.00           |                 |        | 5              | \$ 2,000.00         |
| Quercus palustris   | 3 -3 1/2" cal. | \$ 400.00  | 7          | \$ 2,800.00         | 5               | \$ 2,000.00         | 2              | \$ 800.00           |                 |        | 7              | \$ 2,800.00         |
| <b>SUBTOTAL</b>   |                |            | <b>28</b>  | <b>\$ 11,200.00</b> | <b>21</b>       | <b>\$ 8,400.00</b>  | <b>7</b>       | <b>\$ 2,800.00</b>  |                 |        | <b>28</b>      | <b>\$ 11,200.00</b> |
| *Sycamore Trees have been released for Quercus Coccinea   |                |            |            |                     |                 |                     |                |                     |                 |        |                |                     |
| <b>2.0 FLOWERING TREES</b>  |                |            |            |                     |                 |                     |                |                     |                 |        |                |                     |
| Amelanchier canadensis  | 8-10' height   | \$ 230.00  | 5          | \$ 1,150.00         | 5               | \$ 1,150.00         | 0              | \$ -                |                 |        | 5              | \$ 1,150.00         |
| <b>SUBTOTAL</b>   |                |            | <b>5</b>   | <b>\$ 1,150.00</b>  | <b>5</b>        | <b>\$ 1,150.00</b>  | <b>0</b>       | <b>\$ -</b>         |                 |        | <b>5</b>       | <b>\$ 1,150.00</b>  |
| <b>EVERGREEN TREES</b>  |                |            |            |                     |                 |                     |                |                     |                 |        |                |                     |
| <b>3.0 Juniperus virginiana</b>   | 8-10' height   | \$ 230.00  | 62         | \$ 14,260.00        | 36              | \$ 8,280.00         | 16             | \$ 3,680.00         |                 |        | 52             | \$ 11,960.00        |
| <b>Pinus strobus*</b>   | 8-10' height   | \$ 230.00  | 32         | \$ 7,360.00         | 22              | \$ 5,060.00         | 11             | \$ 2,530.00         |                 |        | 33             | \$ 7,590.00         |
|   |                |            | <b>94</b>  | <b>\$ 21,620.00</b> | <b>58</b>       | <b>\$ 13,340.00</b> | <b>27</b>      | <b>\$ 6,210.00</b>  |                 |        | <b>85</b>      | <b>\$ 19,550.00</b> |
| *Atlantic White Cedar Trees have been released for Pinus Strobus and Juniperus Virginiana Trees |                |            |            |                     |                 |                     |                |                     |                 |        |                |                     |
| <b>SHRUBS</b>   |                |            |            |                     |                 |                     |                |                     |                 |        |                |                     |
| <b>4.0 Aronia arbutifolia</b>   | 30-36" ht.     | \$ 65.00   | 17         | \$ 1,105.00         | 0               | \$ -                | 17             | \$ 1,105.00         |                 |        | 17             | \$ 1,105.00         |
| <b>Ilex glabra</b>  | 24-30" ht.     | \$ 65.00   | 117        | \$ 7,605.00         | 97              | \$ 6,305.00         | 0              | \$ -                |                 |        | 97             | \$ 6,305.00         |
| <b>Viburnum dentatum</b>  | 30-36" ht.     | \$ 65.00   | 28         | \$ 1,820.00         | 28              | \$ 1,820.00         | 0              | \$ -                |                 |        | 28             | \$ 1,820.00         |
|   |                |            | <b>162</b> | <b>\$ 10,530.00</b> | <b>125</b>      | <b>\$ 8,125.00</b>  | <b>17</b>      | <b>\$ 1,105.00</b>  |                 |        | <b>142</b>     | <b>\$ 9,230.00</b>  |
| <b>5.0 TOTAL OF ALL PLANTINGS</b>   |                |            |            | <b>\$ 44,500.00</b> |                 | <b>\$ 31,015.00</b> |                | <b>\$ 10,115.00</b> |                 |        |                | <b>\$ 41,130.00</b> |

Flowering trees changed to Magnolia virginiana

# ESCROW STATUS REPORT

## DEVELOPER RELEASE REQUEST



### SUMMARY OF ESCROW ACCOUNT

|                   |                                   |                                       |               |                                      |               |
|-------------------|-----------------------------------|---------------------------------------|---------------|--------------------------------------|---------------|
| PROJECT NAME:     | W. B. Commons (Penn Crest)        | TOTAL CONSTRUCTION:                   | \$ 360,250.95 | ORIGINAL CONSTRUCTION AMOUNT:        | \$ 396,276.05 |
| PROJECT NO.:      | 2017-05067                        | TOTAL CONSTRUCTION CONTINGENCY (10%): | \$ 36,025.10  |                                      |               |
| TOWNSHIP NO.:     | LD/S#610A                         | TOTAL CONSTRUCTION ESCROW POSTED:     | \$ 396,276.05 | AMOUNT OF THIS RELEASE:              | \$ 43,041.87  |
| PROJECT OWNER:    | W. B. Homes, Inc.                 |                                       |               |                                      |               |
| MUNICIPALITY:     | Montgomery Township               | TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):  | \$ 20,000.00  | PRIOR CONSTRUCTION RELEASED:         | \$ 313,089.08 |
| ESCROW AGENT:     | Meridian Bank                     | TOTAL ADMINISTRATION (CASH ACCOUNT):  |               | TOTAL CONSTRUCTION RELEASED TO DATE: | \$ 356,130.95 |
| TYPE OF SECURITY: | Tri-Party Agreement 3rd Amendment |                                       |               | BALANCE AFTER CURRENT RELEASE:       | \$ 40,145.10  |
| AGREEMENT DATE:   | 19-Dec-2016                       | MAINTENANCE BOND AMOUNT (15%):        |               |                                      |               |

| ESCROW TABULATION  |  |  |  |  | CURRENT RELEASE |          | RELEASED TO DATE<br>(including current release) |                 | AVAILABLE FOR RELEASE |                 | RELEASE<br>REQ # 5 |                 |          |
|--------------------|--|--|--|--|-----------------|----------|---|-----------------|-----------------------|-----------------|--------------------|-----------------|----------|
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| CONSTRUCTION ITEMS |  |  |  |  | UNITS           | QUANTITY | UNIT<br>PRICE                                   | TOTAL<br>AMOUNT | QUANTITY              | TOTAL<br>AMOUNT | QUANTITY           | TOTAL<br>AMOUNT | QUANTITY |
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# ESCROW STATUS REPORT

# DEVELOPER RELEASE REQUEST



## SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 5  
RELEASE DATE: 5-Feb-2017

|                   |                                   |                                       |               |                                      |               |
|-------------------|-----------------------------------|---------------------------------------|---------------|--------------------------------------|---------------|
| PROJECT NAME:     | W. B. Commons (Penn Crest)        | TOTAL CONSTRUCTION:                   | \$ 360,250.85 | ORIGINAL CONSTRUCTION AMOUNT:        | \$ 396,276.05 |
| PROJECT NO.:      | 2017-05067                        | TOTAL CONSTRUCTION CONTINGENCY (10%): | \$ 36,025.10  |                                      |               |
| TOWNSHIP NO.:     | LD/S#610A                         | TOTAL CONSTRUCTION ESCROW POSTED:     | \$ 396,276.05 | AMOUNT OF THIS RELEASE:              | \$ 43,041.87  |
| PROJECT OWNER:    | W. B. Homes, Inc.                 |                                       |               |                                      |               |
| MUNICIPALITY:     | Montgomery Township               | TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):  | \$ 20,000.00  | PRIOR CONSTRUCTION RELEASED:         | \$ 313,089.08 |
| ESCROW AGENT:     | Meridian Bank                     | TOTAL ADMINISTRATION (CASH ACCOUNT):  |               | TOTAL CONSTRUCTION RELEASED TO DATE: | \$ 356,130.95 |
| TYPE OF SECURITY: | Tri-Party Agreement 3rd Amendment |                                       |               | BALANCE AFTER CURRENT RELEASE:       | \$ 40,145.10  |
| AGREEMENT DATE:   | 19-Dec-2016                       | MAINTENANCE BOND AMOUNT (15%):        |               |                                      |               |

| ESCROW TABULATION                 |       |          |               |                 | CURRENT RELEASE |                 | RELEASED TO DATE<br>(including current release) |                 | AVAILABLE FOR RELEASE |                 | RELEASE<br>REQ # 5 |
|-----------------------------------|-------|----------|---------------|-----------------|-----------------|-----------------|---|-----------------|-----------------------|-----------------|--------------------|
| CONSTRUCTION ITEMS                | UNITS | QUANTITY | UNIT<br>PRICE | TOTAL<br>AMOUNT | QUANTITY        | TOTAL<br>AMOUNT | QUANTITY  | TOTAL<br>AMOUNT | QUANTITY              | TOTAL<br>AMOUNT | QUANTITY           |
| <b>E. EARTHWORK SEDIMENT TRAP</b> |       |          |               |                 |                 |                 |   |                 |                       |                 |                    |
| 1. Strip Topsoil                  | CY    | 1,544    | \$ 1.95       | \$ 3,010.80     |                 | \$ -            | 1,544.00  | \$ 3,010.80     |                       | \$ -            |                    |
| 2. Site Cut                       | CY    | 71       | \$ 2.25       | \$ 159.75       |                 | \$ -            | 71.00   | \$ 159.75       |                       | \$ -            |                    |
| 3. Compacted Fill                 | CY    | 719      | \$ 2.25       | \$ 1,617.75     |                 | \$ -            | 719.00  | \$ 1,617.75     |                       | \$ -            |                    |
| 4. Replace Topsoil                | CY    | 772      | \$ 3.00       | \$ 2,316.00     |                 | \$ -            | 772.00  | \$ 2,316.00     |                       | \$ -            |                    |
| 5. Stabilization                  | SF    | 14,459   | \$ 0.10       | \$ 1,445.90     |                 | \$ -            | 14,459.00                                       | \$ 1,445.90     |                       | \$ -            |                    |
| 6. Berm Key                       | LF    | 185      | \$ 3.10       | \$ 573.50       |                 | \$ -            | 185.00  | \$ 573.50       |                       | \$ -            |                    |
| <b>F. STORM SEWER</b>             |       |          |               |                 |                 |                 |   |                 |                       |                 |                    |
| 1. 15 inch RCP                    | LF    | 585      | \$ 32.50      | \$ 19,012.50    |                 | \$ -            | 585.00  | \$ 19,012.50    |                       | \$ -            |                    |
| 2. 18 inch RCP                    | LF    | 84       | \$ 35.50      | \$ 2,982.00     |                 | \$ -            | 84.00   | \$ 2,982.00     |                       | \$ -            |                    |
| 3. 30 inch RCP                    | LF    | 297      | \$ 55.50      | \$ 16,483.50    |                 | \$ -            | 297.00  | \$ 16,483.50    |                       | \$ -            |                    |
| 4. 8 inch U-Drain                 | LF    | 10       | \$ 8.50       | \$ 85.00        |                 | \$ -            | 10.00   | \$ 85.00        |                       | \$ -            |                    |
| 5. Type C Inlet 4 feet            | EA    | 9        | \$ 2,350.00   | \$ 21,150.00    |                 | \$ -            | 9.00  | \$ 21,150.00    |                       | \$ -            |                    |
| 6. Type C Inlet Modified          | EA    | 1        | \$ 2,675.00   | \$ 2,675.00     |                 | \$ -            | 1.00  | \$ 2,675.00     |                       | \$ -            |                    |
| 7. Type M Inlet 4 feet            | EA    | 2        | \$ 2,150.00   | \$ 4,300.00     |                 | \$ -            | 2.00  | \$ 4,300.00     |                       | \$ -            |                    |
| 8. Inlet Protection               | EA    | 12       | \$ 125.00     | \$ 1,500.00     |                 | \$ -            | 12.00   | \$ 1,500.00     |                       | \$ -            |                    |
| 9. Manhole                        | EA    | 1        | \$ 2,150.00   | \$ 2,150.00     |                 | \$ -            | 1.00  | \$ 2,150.00     |                       | \$ -            |                    |
| <b>H. PARKING LOT PAVING</b>      |       |          |               |                 |                 |                 |   |                 |                       |                 |                    |
| 1. Fine Grade                     | SY    | 4,277    | \$ 1.10       | \$ 4,704.70     | 177.00          | \$ 194.70       | 4,277.00  | \$ 4,704.70     |                       | \$ -            |                    |
| 2. 8 inch 2A Modified Stone Base  | SY    | 4,277    | \$ 10.65      | \$ 45,550.05    | 177.00          | \$ 1,885.05     | 4,277.00  | \$ 45,550.05    |                       | \$ -            |                    |
| 3. 1.5 inch Binder                | SY    | 4,277    | \$ 6.62       | \$ 28,313.74    | 177.00          | \$ 1,171.74     | 4,277.00  | \$ 28,313.74    |                       | \$ -            |                    |
| 4. 1 inch Wearing                 | SY    | 4,277    | \$ 4.95       | \$ 21,171.15    | 3,077.00        | \$ 15,231.15    | 4,277.00  | \$ 21,171.15    |                       | \$ -            |                    |
| 5. Curb Seal                      | LF    | 1,660    | \$ 0.45       | \$ 747.00       | 1,160.00        | \$ 522.00       | 1,660.00  | \$ 747.00       |                       | \$ -            |                    |
| 6. Tack Coat                      | SY    | 4,277    | \$ 0.68       | \$ 2,908.36     | 3,077.00        | \$ 2,092.36     | 4,277.00  | \$ 2,908.36     |                       | \$ -            |                    |
| 7. Signs & Striping               | LS    | 1        | \$ 1,575.00   | \$ 1,575.00     | 0.70            | \$ 1,102.50     | 1.00  | \$ 1,575.00     |                       | \$ -            |                    |
| 8. 7 inch x 8 inch x 18 inch Curb | LF    | 1,660    | \$ 14.50      | \$ 24,070.00    | 360.00          | \$ 5,220.00     | 1,660.00  | \$ 24,070.00    |                       | \$ -            |                    |
| 9. Lighting                       | LS    | 1        | \$ 24,850.00  | \$ 24,850.00    |                 | \$ -            | 1.00  | \$ 24,850.00    |                       | \$ -            |                    |

# ESCROW STATUS REPORT

## DEVELOPER RELEASE REQUEST



### SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 5  
RELEASE DATE: 5-Feb-2017

|                   |                                   |                                       |               |                                      |               |
|-------------------|-----------------------------------|---------------------------------------|---------------|--------------------------------------|---------------|
| PROJECT NAME:     | W. B. Commons (Penn Crest)        | TOTAL CONSTRUCTION:                   | \$ 360,250.85 | ORIGINAL CONSTRUCTION AMOUNT:        | \$ 396,276.05 |
| PROJECT NO.:      | 2017-05067                        | TOTAL CONSTRUCTION CONTINGENCY (10%): | \$ 36,025.10  |                                      |               |
| TOWNSHIP NO.:     | LD/S#610A                         | TOTAL CONSTRUCTION ESCROW POSTED:     | \$ 396,276.05 | AMOUNT OF THIS RELEASE:              | \$ 43,041.87  |
| PROJECT OWNER:    | W. B. Homes, Inc.,                |                                       |               |                                      |               |
| MUNICIPALITY:     | Montgomery Township               | TOTAL ENG/INSP/LEGAL (CASH ACCOUNT):  | \$ 20,000.00  | PRIOR CONSTRUCTION RELEASED:         | \$ 313,088.08 |
| ESCROW AGENT:     | Meridian Bank                     | TOTAL ADMINISTRATION (CASH ACCOUNT):  |               | TOTAL CONSTRUCTION RELEASED TO DATE: | \$ 356,130.95 |
| TYPE OF SECURITY: | Tri-Party Agreement 3rd Amendment |                                       |               | BALANCE AFTER CURRENT RELEASE:       | \$ 40,145.10  |
| AGREEMENT DATE:   | 19-Dec-2016                       | MAINTENANCE BOND AMOUNT (15%):        |               |                                      |               |

| ESCROW TABULATION   |    |     |              |              | CURRENT RELEASE |                 | RELEASED TO DATE<br>(including current release) |                 | AVAILABLE FOR RELEASE |                 | RELEASE<br>REQ # 5 |
|---|----|-----|--------------|--------------|-----------------|-----------------|---|-----------------|-----------------------|-----------------|--------------------|
| CONSTRUCTION ITEMS  |    |     |              |              | QUANTITY        | TOTAL<br>AMOUNT | QUANTITY  | TOTAL<br>AMOUNT | QUANTITY              | TOTAL<br>AMOUNT | QUANTITY           |
| <b>I. LANDSCAPING</b>   |    |     |              |              |                 |                 |   |                 |                       |                 |                    |
| 1. Shade Trees  | EA | 28  | \$ 400.00    | \$ 11,200.00 | 7.00            | \$ 2,800.00     | 28.00   | \$ 11,200.00    |                       | \$ -            |                    |
| 2. Ornamentals  | EA | 5   | \$ 230.00    | \$ 1,150.00  |                 | \$ -            | 5.00  | \$ 1,150.00     |                       | \$ -            |                    |
| 2. Evergreens   | EA | 94  | \$ 230.00    | \$ 21,620.00 | 27.00           | \$ 6,210.00     | 85.00   | \$ 19,550.00    | 9.00                  | \$ 2,070.00     |                    |
| 3. Shrubs   | EA | 162 | \$ 65.00     | \$ 10,530.00 | 17.00           | \$ 1,105.00     | 142.00  | \$ 9,230.00     | 20.00                 | \$ 1,300.00     |                    |
| <b>K. MISCELLANEOUS</b>   |    |     |              |              |                 |                 |   |                 |                       |                 |                    |
| 1. Construction Stakeout  | LS | 1   | \$ 18,400.00 | \$ 18,400.00 | 0.30            | \$ 5,507.37     | 1.00  | \$ 18,400.00    |                       | \$ -            |                    |
| 2. As-Built Drawings  | LS | 1   | \$ 3,000.00  | \$ 3,000.00  |                 | \$ -            | 1.00  | \$ 3,000.00     |                       | \$ -            |                    |
| 3. Pins & Monuments   | EA | 5   | \$ 150.00    | \$ 750.00    |                 | \$ -            |   | \$ -            | 5.00                  | \$ 750.00       |                    |
| <b>L. CONTINGENCY (10%)</b>   |    |     |              |              |                 |                 |   |                 |                       |                 |                    |
| (Released upon certification of completion and receipt of Maintenance Bond) |    |     |              |              |                 | \$ -            |   | \$ -            | 1.00                  | \$ 36,025.10    |                    |

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
BOARD ACTION SUMMARY

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SUBJECT: Consider Payment of Bills

MEETING DATE: December 17, 2018

ITEM NUMBER: #16

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Lawrence J. Gregan  
Township Manager

BOARD LIAISON: Candyce Fluehr Chimera,  
Chairman of the Board of Supervisors

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BACKGROUND:

Please find attached a list of bills for your review.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Approval all bills as presented.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

| Check Date               | Bank | Check | Vendor    | Vendor Name                         | Amount     |
|--------------------------|------|-------|-----------|-------------------------------------|------------|
| Bank 01 UNIVEST CHECKING |      |       |           |                                     |            |
| 11/26/2018               | 01   | 73477 | 100000814 | AMAZON.COM SERVICES, INC            | 12.35      |
| 11/26/2018               | 01   | 73478 | MISC-FIRE | TURNER SEMRAU                       | 15.00      |
| 11/28/2018               | 01   | 73479 | 100000838 | RUTH FIELDS                         | 150.00     |
| 11/29/2018               | 01   | 73480 | 00000009  | PETTY CASH                          | 69.48      |
| 12/05/2018               | 01   | 73481 | 00000200  | UNIVEST BANK                        | 950.00     |
| 12/05/2018               | 01   | 73482 | 00000040  | VERIZON                             | 148.48     |
| 12/05/2018               | 01   | 73483 | 00000040  | VERIZON                             | 152.41     |
| 12/11/2018               | 01   | 73484 | 00000072  | CANON FINANCIAL SERVICES, INC       | 1,622.00   |
| 12/11/2018               | 01   | 73485 | 100000821 | JANICE ELGEDAWY                     | 280.00     |
| 12/11/2018               | 01   | 73486 | 00000354  | MAD SCIENCE OF WEST NEW JERSEY      | 294.00     |
| 12/11/2018               | 01   | 73487 | 100000411 | SPENCER D. BORINE                   | 280.00     |
| 12/12/2018               | 01   | 73488 | 100000754 | PETROLEUM TRADERS CORP.             | 3,079.58   |
| 12/14/2018               | 01   | 73489 | 00000496  | 21ST CENTURY MEDIA NEWSPAPERS LLC   | 101.51     |
| 12/14/2018               | 01   | 73490 | MISC      | A/Z Corporation                     | 200.00     |
| 12/14/2018               | 01   | 73491 | 100000337 | AAA CATERING                        | 310.00     |
| 12/14/2018               | 01   | 73492 | 00000006  | ACME UNIFORMS FOR INDUSTRY          | 663.78     |
| 12/14/2018               | 01   | 73493 | MISC-FIRE | ADAM ZWISLEWSKI                     | 30.00      |
| 12/14/2018               | 01   | 73494 | 100000282 | ADVANCED DISPOSAL                   | 13,634.00  |
| 12/14/2018               | 01   | 73495 | 00001202  | AIRGAS, INC.                        | 230.01     |
| 12/14/2018               | 01   | 73496 | MISC      | AJR ENVIRONMENTAL INC               | 1,200.00   |
| 12/14/2018               | 01   | 73497 | MISC-FIRE | ALEXANDER J DEANGELIS               | 120.00     |
| 12/14/2018               | 01   | 73498 | 100000814 | AMAZON.COM SERVICES, INC            | 514.11     |
| 12/14/2018               | 01   | 73499 | 00001491  | AMERICAN ARBITRATION ASSOC          | 275.00     |
| 12/14/2018               | 01   | 73500 | 100000841 | ANDREA STECK                        | 130.00     |
| 12/14/2018               | 01   | 73501 | MISC-FIRE | ANDREW WEINER                       | 60.00      |
| 12/14/2018               | 01   | 73502 | 00000027  | ARMOUR & SONS ELECTRIC, INC.        | 9,113.70   |
| 12/14/2018               | 01   | 73503 | 00000031  | AT&T                                | 142.65     |
| 12/14/2018               | 01   | 73504 | 00002061  | AT&T MOBILITY                       | 144.84     |
| 12/14/2018               | 01   | 73505 | 00000561  | ATLANTIC TACTICAL                   | 1,140.12   |
| 12/14/2018               | 01   | 73506 | 00001997  | AUTOMATIC SYNC TECHNOLOGIES, LLC    | 221.26     |
| 12/14/2018               | 01   | 73507 | 00000417  | BARNSIDE FARM COMPOST FACILITY      | 714.72     |
| 12/14/2018               | 01   | 73508 | 00000999  | BCG-BENEFIT CONSULTANTS GROUP       | 2,116.75   |
| 12/14/2018               | 01   | 73509 | 100000843 | BENJAMIN POWELL                     | 79.00      |
| 12/14/2018               | 01   | 73510 | 00000043  | BERGEY'S                            | 1,137.45   |
| 12/14/2018               | 01   | 73511 | MISC-FIRE | BILL WIEGMAN                        | 150.00     |
| 12/14/2018               | 01   | 73512 | 00000448  | BISHOP WOOD PRODUCTS, INC           | 479.50     |
| 12/14/2018               | 01   | 73513 | 00000209  | BOUCHER & JAMES, INC.               | 23,473.57  |
| 12/14/2018               | 01   | 73514 | MISC-FIRE | BRANDON UZDZIENSKI                  | 15.00      |
| 12/14/2018               | 01   | 73515 | 100000842 | BRYAN WARYGA                        | 100.00     |
| 12/14/2018               | 01   | 73516 | 100000405 | C.E.S.                              | 94.00      |
| 12/14/2018               | 01   | 73517 | 100000319 | CANDORIS                            | 1,601.33   |
| 12/14/2018               | 01   | 73518 | MISC      | CAPITAL TELECOM, LLC                | 5,000.00   |
| 12/14/2018               | 01   | 73519 | 00001579  | CARGO TRAILER SALES, INC            | 593.98     |
| 12/14/2018               | 01   | 73520 | MISC-FIRE | CARL HERR                           | 45.00      |
| 12/14/2018               | 01   | 73521 | 00001601  | CDW GOVERNMENT, INC.                | 3,292.18   |
| 12/14/2018               | 01   | 73522 | 00000363  | COMCAST                             | 564.99     |
| 12/14/2018               | 01   | 73523 | 00000335  | COMCAST CORPORATION                 | 2,048.02   |
| 12/14/2018               | 01   | 73524 | 00000118  | DEL-VAL INTERNATIONAL TRUCKS, INC.  | 920.64     |
| 12/14/2018               | 01   | 73525 | 00000125  | DISCHELL, BARTLE DOOLEY             | 20,615.82  |
| 12/14/2018               | 01   | 73526 | 00000125  | VOID                                | 0.00       |
| 12/14/2018               | 01   | 73527 | 100000213 | DOG TOWN                            | 439.92     |
| 12/14/2018               | 01   | 73528 | 00001675  | DON JOHNSON                         | 100.00     |
| 12/14/2018               | 01   | 73529 | 00905026  | DON LEN INC.                        | 330.00     |
| 12/14/2018               | 01   | 73530 | 00000967  | DVHT - DELAWARE VALLEY HEALTH TRUST | 182,711.52 |
| 12/14/2018               | 01   | 73531 | 00000092  | E.M. KUTZ, INC.                     | 484.50     |
| 12/14/2018               | 01   | 73532 | 00000152  | ECKERT SEAMANS CHERIN &             | 12,155.00  |
| 12/14/2018               | 01   | 73533 | 03214663  | ELITE 3 FACILITIES MAINTNEANCE, LLC | 1,500.00   |
| 12/14/2018               | 01   | 73534 | 00001902  | ELLIOTT GREENLEAF &                 | 25.00      |
| 12/14/2018               | 01   | 73535 | 00903110  | ESTABLISHED TRAFFIC CONTROL         | 156.37     |
| 12/14/2018               | 01   | 73536 | 00000322  | ETTORE VENTRESCA & SONS, INC.       | 75,556.80  |
| 12/14/2018               | 01   | 73537 | 00000161  | EUREKA STONE QUARRY, INC.           | 143.95     |
| 12/14/2018               | 01   | 73538 | 00000174  | FISHER & SON COMPANY, INC.          | 5,130.00   |
| 12/14/2018               | 01   | 73539 | MISC      | FLAHERTY TIMOTHY & CHRISTINE WAY    | 1,200.00   |
| 12/14/2018               | 01   | 73540 | MISC      | FLYNN KRISTOFER C & DERCK HEATHER L | 1,132.34   |
| 12/14/2018               | 01   | 73541 | 100000258 | FRANK J. COLELLI                    | 546.75     |
| 12/14/2018               | 01   | 73542 | 00000611  | FUN EXPRESS LLC                     | 134.62     |
| 12/14/2018               | 01   | 73543 | 100000733 | FUNDAMENTAL TENNIS                  | 300.00     |
| 12/14/2018               | 01   | 73544 | 00001852  | G.L. SAYRE, INC.                    | 261.40     |
| 12/14/2018               | 01   | 73545 | 00000188  | GALLS, AN ARAMARK CO., LLC          | 96.28      |
| 12/14/2018               | 01   | 73546 | 00001524  | GEMPLER'S                           | 21.24      |
| 12/14/2018               | 01   | 73547 | 00000193  | GEORGE ALLEN PORTABLE TOILETS, INC. | 621.00     |
| 12/14/2018               | 01   | 73548 | 00001498  | GFOA - PA                           | 150.00     |

V

| Check Date | Bank | Check | Vendor    | Vendor Name                         | Amount    |   |
|------------|------|-------|-----------|-------------------------------------|-----------|---|
| 12/14/2018 | 01   | 73549 | 00000817  | GILMORE & ASSOCIATES, INC.          | 33,666.49 |   |
| 12/14/2018 | 01   | 73550 | 00000817  | VOID                                | 0.00      | V |
| 12/14/2018 | 01   | 73551 | 00000219  | GLOBAL EQUIPMENT COMPANY            | 75.58     |   |
| 12/14/2018 | 01   | 73552 | 00001784  | GOOGLE INC.                         | 99.00     |   |
| 12/14/2018 | 01   | 73553 | 00000608  | GOOSE SQUAD L.L.C.                  | 900.00    |   |
| 12/14/2018 | 01   | 73554 | 00000229  | GRAINGER                            | 95.35     |   |
| 12/14/2018 | 01   | 73555 | 00000229  | GRAINGER                            | 82.98     |   |
| 12/14/2018 | 01   | 73556 | 100000162 | HERMAN GOLDNER COMPANY, INC.        | 4,662.00  |   |
| 12/14/2018 | 01   | 73557 | 00000903  | HOME DEPOT CREDIT SERVICES          | 504.68    |   |
| 12/14/2018 | 01   | 73558 | 00001095  | IACP - INTERNATIONAL ASSOCIATION    | 875.00    |   |
| 12/14/2018 | 01   | 73559 | 00000829  | IMSA - INTERNATIONAL MUNICIPAL      | 270.00    |   |
| 12/14/2018 | 01   | 73560 | 00000102  | INTERSTATE BATTERY SYSTEMS OF       | 540.75    |   |
| 12/14/2018 | 01   | 73561 | 00000531  | INTERSTATE GRAPHICS                 | 165.00    |   |
| 12/14/2018 | 01   | 73562 | MISC-FIRE | JACOB MILLEVOI                      | 45.00     |   |
| 12/14/2018 | 01   | 73563 | MISC-FIRE | JAKE WELTMAN                        | 45.00     |   |
| 12/14/2018 | 01   | 73564 | MISC-FIRE | JOHN H. MOGENSEN                    | 210.00    |   |
| 12/14/2018 | 01   | 73565 | 100000847 | JOHN RUSHIN                         | 1,575.00  |   |
| 12/14/2018 | 01   | 73566 | MISC-FIRE | JON WASHINGTON                      | 115.00    |   |
| 12/14/2018 | 01   | 73567 | MISC      | JOY STEWART                         | 71.32     |   |
| 12/14/2018 | 01   | 73568 | MISC      | JOY STEWART                         | 691.43    |   |
| 12/14/2018 | 01   | 73569 | MISC      | VOID                                | 0.00      | V |
| 12/14/2018 | 01   | 73570 | MISC      | JOY STEWART                         | 1.25      |   |
| 12/14/2018 | 01   | 73571 | 00000740  | K.J. DOOR SERVICES INC.             | 125.00    |   |
| 12/14/2018 | 01   | 73572 | 100000845 | KAITLIN BARR LYNCH                  | 255.00    |   |
| 12/14/2018 | 01   | 73573 | 100000844 | KATHRYN KOLLAR                      | 585.00    |   |
| 12/14/2018 | 01   | 73574 | MISC-FIRE | KEITH A MILLER                      | 240.00    |   |
| 12/14/2018 | 01   | 73575 | 00000372  | KEMA                                | 30.00     |   |
| 12/14/2018 | 01   | 73576 | 00000264  | KENCO HYDRAULICS, INC.              | 316.52    |   |
| 12/14/2018 | 01   | 73577 | 00000572  | KEVIN COSTELLO                      | 98.99     |   |
| 12/14/2018 | 01   | 73578 | MISC      | L A POOLS INC                       | 1,200.00  |   |
| 12/14/2018 | 01   | 73579 | 00000271  | LANSDALE CHRYSLER PLYMOUTH INC.     | 281.00    |   |
| 12/14/2018 | 01   | 73580 | 100000840 | LISA WALLENSTEIN                    | 42.50     |   |
| 12/14/2018 | 01   | 73581 | 00001706  | LOWE'S COMPANIES INC.               | 15.17     |   |
| 12/14/2018 | 01   | 73582 | 00000527  | MACENTEE AUTO GLASS                 | 385.00    |   |
| 12/14/2018 | 01   | 73583 | 100000332 | MARCY LYNCH FITNESS                 | 929.00    |   |
| 12/14/2018 | 01   | 73584 | 00000687  | MARLANE GRAPHICS, INC.              | 2,037.33  |   |
| 12/14/2018 | 01   | 73585 | MISC-FIRE | MARY NEWELL                         | 330.00    |   |
| 12/14/2018 | 01   | 73586 | 00000201  | MASTERTECH AUTO SERVICE, LLC        | 2,170.86  |   |
| 12/14/2018 | 01   | 73587 | MISC-FIRE | MATTHEW GIORGIO                     | 85.00     |   |
| 12/14/2018 | 01   | 73588 | 100000788 | MCDONALD'S                          | 103.63    |   |
| 12/14/2018 | 01   | 73589 | MISC-FIRE | MICHAEL SHEARER                     | 45.00     |   |
| 12/14/2018 | 01   | 73590 | MISC-FIRE | MIKE BEAN                           | 90.00     |   |
| 12/14/2018 | 01   | 73591 | MISC      | Miller's Ale House, Inc             | 206.03    |   |
| 12/14/2018 | 01   | 73592 | 100000602 | MONTGOMERY COUNTY PUBLIC SAFETY EMS | 300.00    |   |
| 12/14/2018 | 01   | 73593 | MISC      | MONTGOMERY CROSSING ASSOCIATES      | 3,957.71  |   |
| 12/14/2018 | 01   | 73594 | 100000846 | MONTGOMERY RETIREMENT RESIDENCE LLC | 38.52     |   |
| 12/14/2018 | 01   | 73595 | 00002073  | MORTON SALT INC                     | 7,028.02  |   |
| 12/14/2018 | 01   | 73596 | 00000324  | MOYER INDOOR / OUTDOOR              | 140.70    |   |
| 12/14/2018 | 01   | 73597 | MISC      | NAPPEN & ASSOCIATES                 | 9,245.68  |   |
| 12/14/2018 | 01   | 73598 | 00001247  | NELSON WIRE ROPE CORPORATION        | 18.00     |   |
| 12/14/2018 | 01   | 73599 | MISC      | NORTH PENN SCHOOL DIST              | 13,190.76 |   |
| 12/14/2018 | 01   | 73600 | 00000356  | NORTH WALES WATER AUTHORITY         | 71.64     |   |
| 12/14/2018 | 01   | 73601 | 100000839 | NOVA                                | 20.00     |   |
| 12/14/2018 | 01   | 73602 | 00001134  | OFFICE DEPOT, INC                   | 359.74    |   |
| 12/14/2018 | 01   | 73603 | 100000265 | ONCE UPON A DREAM                   | 100.00    |   |
| 12/14/2018 | 01   | 73604 | MISC      | PATTERSON JAMES R & SUSAN M         | 1,200.00  |   |
| 12/14/2018 | 01   | 73605 | MISC-FIRE | PAUL R. MOGENSEN                    | 215.00    |   |
| 12/14/2018 | 01   | 73606 | 00000397  | PECO ENERGY                         | 14,935.24 |   |
| 12/14/2018 | 01   | 73607 | 00000399  | PECO ENERGY                         | 8,251.36  |   |
| 12/14/2018 | 01   | 73608 | 00000595  | PENN VALLEY CHEMICAL COMPANY        | 1,522.34  |   |
| 12/14/2018 | 01   | 73609 | 00000388  | PENNSYLVANIA ONE CALL SYSTEM, INC.  | 275.43    |   |
| 12/14/2018 | 01   | 73610 | 00001358  | PENNSYLVANIA RECREATION AND PARK    | 521.00    |   |
| 12/14/2018 | 01   | 73611 | 100000754 | PETROLEUM TRADERS CORP.             | 3,908.79  |   |
| 12/14/2018 | 01   | 73612 | 100000755 | PETROLEUM TRADERS CORP.             | 2,930.07  |   |
| 12/14/2018 | 01   | 73613 | 00000009  | PETTY CASH                          | 15.00     |   |
| 12/14/2018 | 01   | 73614 | 00001171  | PHILA OCCEALTH/DBA WORKNET OCC      | 185.60    |   |
| 12/14/2018 | 01   | 73615 | 00001791  | PHILADELPHIA PROTECTION BUREAU, INC | 1,393.46  |   |
| 12/14/2018 | 01   | 73616 | 100000320 | POWERDMS                            | 750.00    |   |
| 12/14/2018 | 01   | 73617 | 00000345  | PRINTWORKS & COMPANY, INC.          | 118.31    |   |
| 12/14/2018 | 01   | 73618 | 00001689  | PTM DOCUMENT SYSTEMS                | 224.10    |   |
| 12/14/2018 | 01   | 73619 | 00000252  | PURE CLEANERS                       | 486.75    |   |
| 12/14/2018 | 01   | 73620 | MISC-FIRE | RACHEL GIBSON                       | 60.00     |   |
| 12/14/2018 | 01   | 73621 | MISC-FIRE | RACHEL TROUTMAN                     | 30.00     |   |
| 12/14/2018 | 01   | 73622 | 00002067  | RAGNASOFT, INC.                     | 1,885.00  |   |
| 12/14/2018 | 01   | 73623 | 00906102  | READY REFRESH                       | 293.67    |   |



12/14/2018 12:52 PM  
User: msanders  
DB: Montgomery Twp

CHECK REGISTER FOR MONTGOMERY TOWNSHIP  
CHECK DATE FROM 11/26/2018 - 12/17/2018

Page: 3/3

| Check Date | Bank | Check | Vendor    | Vendor Name                       | Amount   |
|------------|------|-------|-----------|-----------------------------------|----------|
| 12/14/2018 | 01   | 73624 | 00000439  | RED THE UNIFORM TAILOR            | 118.00   |
| 12/14/2018 | 01   | 73625 | 00000439  | RED THE UNIFORM TAILOR            | 339.50   |
| 12/14/2018 | 01   | 73626 | 00000439  | RED THE UNIFORM TAILOR            | 215.00   |
| 12/14/2018 | 01   | 73627 | 00000439  | RED THE UNIFORM TAILOR            | 165.00   |
| 12/14/2018 | 01   | 73628 | 00002033  | REPUBLIC SERVICES NO. 320         | 1,901.69 |
| 12/14/2018 | 01   | 73629 | 00000741  | ROBERT E. LITTLE, INC.            | 36.05    |
| 12/14/2018 | 01   | 73630 | MISC-FIRE | ROBERT MCMONAGLE                  | 15.00    |
| 12/14/2018 | 01   | 73631 | MISC-FIRE | RYAN ALLISON                      | 75.00    |
| 12/14/2018 | 01   | 73632 | MISC-FIRE | RYAN ALLISON                      | 90.00    |
| 12/14/2018 | 01   | 73633 | MISC-FIRE | RYAN RUDELL                       | 45.00    |
| 12/14/2018 | 01   | 73634 | 00000969  | SAFETY-KLEEN SYSTEMS, INC.        | 343.06   |
| 12/14/2018 | 01   | 73635 | 00000653  | SCATTON'S HEATING & COOLING, INC. | 348.11   |
| 12/14/2018 | 01   | 73636 | 00000556  | SCOTT DEILEY                      | 100.00   |
| 12/14/2018 | 01   | 73637 | MISC-FIRE | SEAN ALLISON                      | 135.00   |
| 12/14/2018 | 01   | 73638 | 00001939  | SERVICE TIRE TRUCK CENTERS        | 99.00    |
| 12/14/2018 | 01   | 73639 | MISC      | SILVERMAN ASSOCIATES, INC         | 14.25    |
| 12/14/2018 | 01   | 73640 | 00000015  | SPRINT                            | 456.34   |
| 12/14/2018 | 01   | 73641 | 00000485  | SYRENA COLLISION CENTER, INC.     | 1,220.40 |
| 12/14/2018 | 01   | 73642 | 00000570  | TODD JASUTA                       | 100.00   |
| 12/14/2018 | 01   | 73643 | MISC      | TODI FOUNDATION                   | 1,640.50 |
| 12/14/2018 | 01   | 73644 | MISC-FIRE | TREVOR DALTON                     | 30.00    |
| 12/14/2018 | 01   | 73645 | 00002031  | TRI-COUNTY ELECTRICAL SUPPLY      | 121.50   |
| 12/14/2018 | 01   | 73646 | 100000290 | TRIAD TRUCK EQUIPMENT             | 179.55   |
| 12/14/2018 | 01   | 73647 | 100000210 | UNIFIRST                          | 45.95    |
| 12/14/2018 | 01   | 73648 | 00000615  | UNIVEST INSURANCE, INC.           | 3,275.00 |
| 12/14/2018 | 01   | 73649 | 03214643  | UNWINED & PAINT                   | 200.00   |
| 12/14/2018 | 01   | 73650 | 00000520  | VALLEY POWER, INC.                | 1,350.00 |
| 12/14/2018 | 01   | 73651 | 00000040  | VERIZON                           | 134.99   |
| 12/14/2018 | 01   | 73652 | 00000040  | VERIZON                           | 259.01   |
| 12/14/2018 | 01   | 73653 | 00000040  | VERIZON                           | 146.99   |
| 12/14/2018 | 01   | 73654 | 00000040  | VERIZON                           | 186.18   |
| 12/14/2018 | 01   | 73655 | 00000040  | VERIZON                           | 139.99   |
| 12/14/2018 | 01   | 73656 | 00000038  | VERIZON WIRELESS SERVICES, LLC    | 2,937.69 |
| 12/14/2018 | 01   | 73657 | MISC-FIRE | VINAY SETTY                       | 240.00   |
| 12/14/2018 | 01   | 73658 | MISC-FIRE | VINCE ZIRPOLI                     | 210.00   |
| 12/14/2018 | 01   | 73659 | MISC      | VORNDRAN CONSTRUCTION             | 774.00   |
| 12/14/2018 | 01   | 73660 | 03214583  | VWP/WF CORPORATE SERVICES         | 6,570.22 |
| 12/14/2018 | 01   | 73661 | 00001329  | WELDON AUTO PARTS                 | 1,897.72 |
| 12/14/2018 | 01   | 73662 | 00001329  | VOID                              | 0.00 V   |
| 12/14/2018 | 01   | 73663 | 100000229 | YOUNG REMBRANDTS BUXMOUNT - PA    | 450.00   |

01 TOTALS:

(4 Checks Voided)

Total of 183 Disbursements:

536,062.36

12/14/2018

## Check List

For Check Dates 11/27/2018 to 12/17/2018

| Check Date        | Name                   |                     | Amount     |
|-------------------|------------------------|---------------------|------------|
| 12/13/2018        | PA SCDU                | Withholding Payment | 802.03     |
| 12/13/2018        | UNITED STATES TREASURY | 941 Tax Payment     | 144,885.29 |
| 12/13/2018        | BCG 401                | 401 Payment         | 19,309.03  |
| 12/13/2018        | BCG 457                | 457 Payment         | 12,768.05  |
| 12/13/2018        | PBA                    | PBA Payment         | 851.30     |
| 12/05/2018        | STATE OF PA            | State Tax Payment   | 8,936.74   |
| 12/03/2018        | ICMA RC                | DROP payment        | 5,536.68   |
| 12/03/2018        | UNITED STATES TREASURY | 941 Tax Payment     | 6,826.02   |
| 11/29/2018        | PA SCDU                | Withholding Payment | 802.03     |
| 11/29/2018        | UNITED STATES TREASURY | 941 Tax Payment     | 79,247.54  |
| 11/29/2018        | BCG 401                | 401 Payment         | 16,626.09  |
| 11/29/2018        | BCG 457                | 457 Payment         | 12,724.91  |
| 11/29/2018        | PBA                    | PBA Payment         | 851.30     |
| Totals Checks: 13 |                        |                     | 310,167.01 |